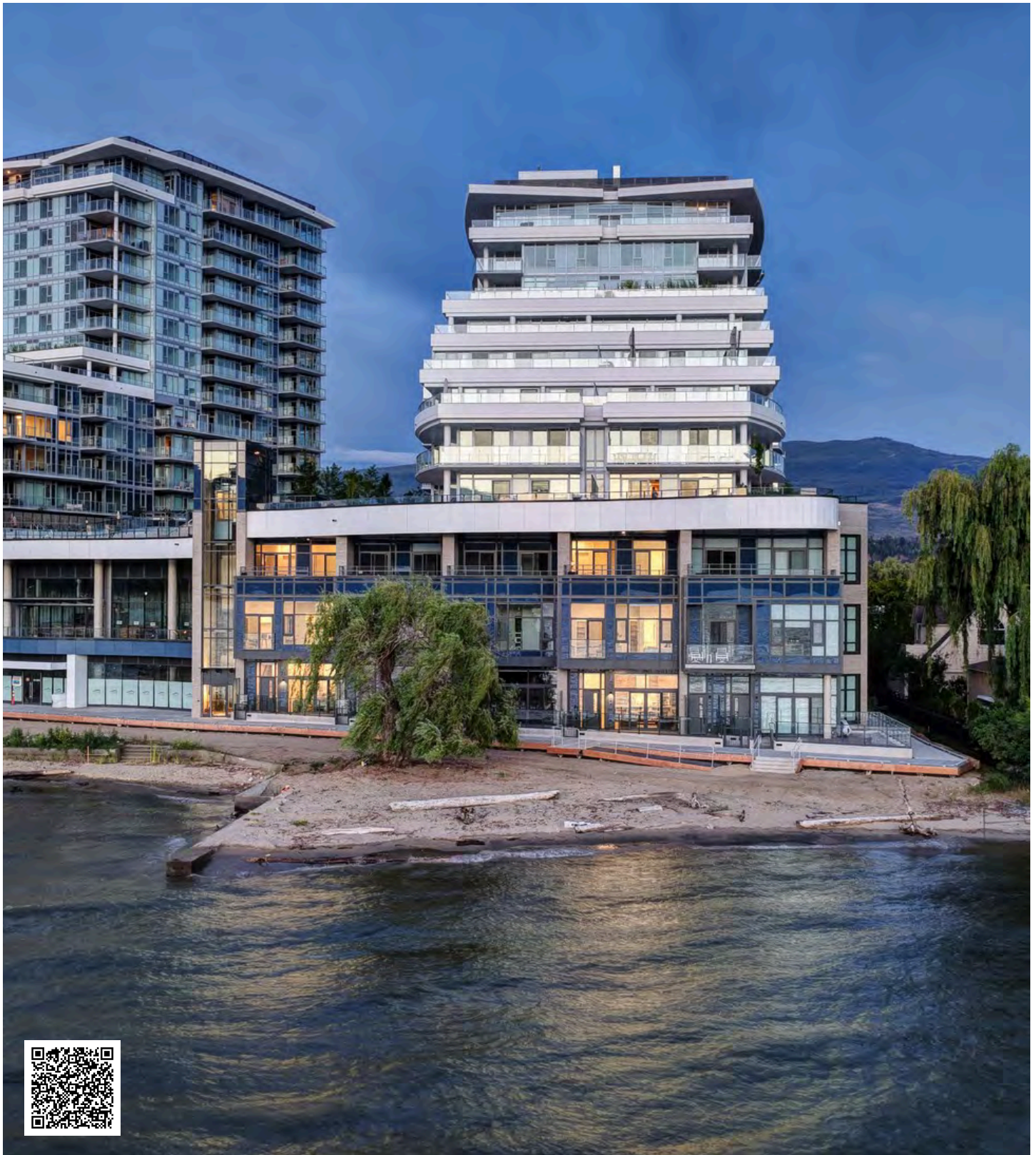




108-3800 CAPOZZI ROAD, KELOWNA

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REALTY



108-3800 CAPOZZI ROAD, KELOWNA

Waterfront living reaches a new standard at Aqua Waterfront Village. This exceptional three-level beachfront townhome pairs refined contemporary design with the ease of a true lock-and-leave lifestyle, just steps from the Hotel Eldorado, beaches, cafes, restaurants, wineries, and everyday amenities.

Thoughtfully designed with an elevator to every level, the residence showcases 11-foot ceilings, floor-to-ceiling windows, engineered hardwood flooring, motorized blinds, and a calming palette of warm wood tones and brushed gold accents.

The main level is designed for effortless entertaining, where an open-concept living and dining area flows into a beautifully appointed kitchen featuring Thermador appliances, quartz surfaces, an oversized island, and direct access to the waterfront terrace.

The second level offers exceptional flexibility with three spacious bedrooms, including a guest suite with a private ensuite, an additional full bath, and a generous laundry room.

Occupying the entire top floor, the primary retreat is a private sanctuary with a custom walk-through wardrobe, elegant ensuite, lounge with wet bar, powder room, and a covered lakeview terrace with hot tub. Complete with a private 2 car garage with EV charging, two storage rooms, and a bike locker.

Residents enjoy exclusive access to an infinity pool, hot tubs, wellness facilities, fitness centre, golf simulators, owners' lounges, concierge reception, and one of Kelowna's most coveted waterfront addresses.

DETAILS

Address	108-3800 Capozzi Road, Kelowna, BC, V1W 3L2	Bedrooms	4
City	Kelowna	Bathrooms	5
		Finished Area	2,718 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	VC1
Sewer	Connected	Legal Description	STRATA LOT 8 SECTION 1 TOWNSHIP 25 OSOYOOS DIVISION YALE DISTRICT STRATAPLAN EPS12373TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
View	Lake, Mountains, Bridges, City, Water		
Waterfront	Lake, Lakefront	Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	2,718 Sq. Ft.	Fireplace	1 Fireplace (Electric)
Year Built	2026	Parking	2 Garage Spaces On Site, Secured, Parkade Strata Parking Type:LCP - Limited Common Property
Storeys	3	Construction	Steel Frame, Mixed
Pool	Pool, In Ground, Outdoor, Heated	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony
Heating	Forced Air		
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Wet Bar		
Monthly Fees	\$1544.35		

ROOM SIZES

Main Level	Second Level	Third Level
2-Piece Bathroom: 4'9" x 6'0"	Laundry: 12'9" x 9'2"	5-Piece Ensuite Bath: 8'7" x 11'0"
Mud Room: 8'9" x 9'5"	3-Piece Bathroom: 9'8" x 4'11"	Breakfast Room Nook: 9'1" x 6'0"
Kitchen: 19'3" x 8'8"	Bedroom: 12'8" x 13'3"	2-Piece Bathroom: 5'6" x 5'9"
Dining Room: 19'3" x 8'0"	5-Piece Ensuite Bath: 7'3" x 13'4"	Primary Bedroom: 9'10" x 12'10"
Living Room: 22'7" x 10'8"	Bedroom: 11'9" x 12'5"	Loft: 12'7" x 12'10"
	Bedroom: 9'2" x 9'5"	





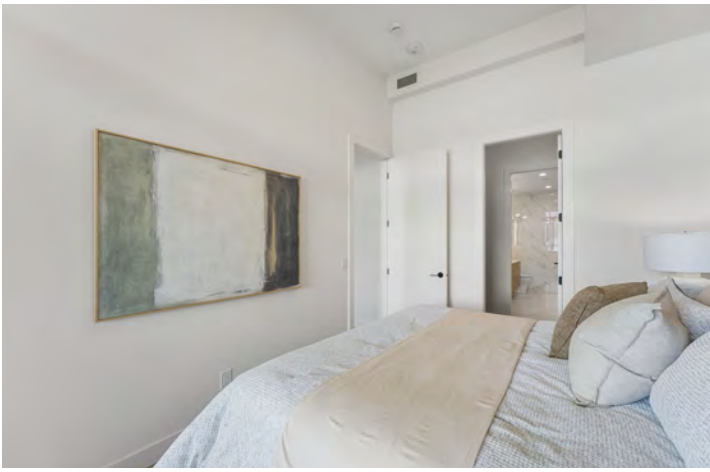






















108-3800 Capozzi Rd, Kelowna, BC

Main Floor
Exterior Area 910.38 sq ft
Interior Area 818.96 sq ft
Excluded Area 553.70 sq ft



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

108-3800 Capozzi Rd, Kelowna, BC

Upper Level
Exterior Area 1013.65 sq ft
Interior Area 933.94 sq ft
Excluded Area 24.89 sq ft



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108-3800 Capozzi Rd, Kelowna, BC

Top Floor Exterior Area 742.38 sq ft
Interior Area 676.36 sq ft
Excluded Area 26.28 sq ft



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PREPARED: 2026/06/27



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EXCEPTIONAL FEATURES

- Approximately 2,718 sq. ft. of luxury waterfront living across three thoughtfully designed levels
- Rare beachfront townhome with direct shoreline access and unobstructed panoramic views of Okanagan Lake
- Private oversized two-car garage with EV charger and direct access into the residence
- Private elevator provides effortless access to every level of the home
- Floor-to-ceiling windows and soaring ceilings maximize natural light and showcase the waterfront setting
- Contemporary architecture paired with warm natural materials, designer lighting, engineered hardwood flooring, custom millwork, quartz surfaces, brushed gold fixtures, and floor-to-ceiling porcelain tile
- Thoughtfully designed outdoor living includes a spacious lakefront patio for entertaining and a private covered upper terrace with hot tub and panoramic lake views
- Premium Thermador appliance package complemented by custom cabinetry and extensive built-in storage throughout
- Lock-and-leave waterfront lifestyle with the privacy and feel of a detached residence
- Resort-inspired AQUA amenities include an outdoor infinity pool, two hot tubs, infrared sauna, cold plunge, yoga studio, meditation room, two-storey fitness centre, putting green, two golf simulators, owner's lounge, entertaining kitchen, outdoor barbecue and lounge areas, dog wash station, and beautifully appointed common spaces
- Steps to the sandy shoreline, waterfront boardwalk, marina amenities, the Hotel Eldorado, restaurants, cafes, shopping, wineries, schools, and public transit

Inclusions

- Thermador refrigerator/freezer
- Thermador gas cooktop
- Thermador wall oven
- Thermador microwave
- Thermador dishwasher
- Thermador wine refrigerator
- Silhouette Professional wine chiller
- Bosch dishwasher (wet bar)
- Electrolux washer
- Electrolux dryer

Mechanical

- 200-amp service panel
- Private elevator
- EV charging station
- Motorized window coverings
- ESC Pro 2 Wi-Fi smart thermostats

MAIN LEVEL

Living Room

- Floor-to-ceiling windows frame Okanagan Lake views
- Quartz-clad linear electric fireplace with warm wood mantel creates an elegant focal point
- Large sliding doors extend living space onto the waterfront terrace

Kitchen

- Contemporary kitchen featuring floor-to-ceiling slim shaker cabinetry in warm wood veneers with soft-close hardware and brushed gold accents
- Expansive waterfall quartz island offers abundant storage, oversized undermount sink, seating for five, and uninterrupted sightlines across the living spaces
- Full-height quartz backsplash, quartz-clad feature hood, under-cabinet lighting, and integrated premium Thermador appliance package
- Beautifully designed for entertaining with generous preparation space and open connection to the dining and living areas

Dining

- Open-concept dining area positioned to capture panoramic lake views
- Generous space for formal family dining
- Seamless connection to the kitchen and waterfront living room

Bathroom

2-piece powder room features engineered hardwood flooring, floating wood veneer vanity with quartz countertop, vessel sink, illuminated mirror, and dramatic floor-to-ceiling tile feature wall

UPPER LEVEL - Three Bedrooms

- The first bedroom features engineered hardwood flooring, floor-to-ceiling windows with lake and mountain views, custom walk-in closet, and luxurious private 5-piece ensuite
- The second bedroom features engineered hardwood flooring, floor-to-ceiling sliding glass doors opening to lake views, custom walk-in closet, and flexibility as an executive office or guest suite
- The third bedroom offers engineered hardwood flooring, two custom closets with built-in organizers

UPPER LEVEL - Two Full Bathrooms

- 5-piece ensuite features heated porcelain tile flooring, wood veneer vanity with quartz countertops and two undermounts sinks, freestanding soaker tub, and oversized walk-in shower with rain and wand shower heads, built-in bench, and floor-to-ceiling porcelain tile
- 3-piece bathroom features heated tile flooring, wood veneer vanity with quartz countertop and undermount sink, floor-to-ceiling porcelain tile, and fully tiled walk-in shower with built-in bench

UPPER LEVEL - Laundry

- Spacious laundry room with soaring 11-foot ceilings, quartz countertop with upper cabinetry, hanging bar, and extensive storage
- Electrolux front-load washer and dryer

TOP LEVEL

Primary Bedroom

- Primary top-floor retreat features sliding glass doors opening directly to a private lakeview terrace, a spacious walk-through closet with custom built-ins, and a 5-piece spa-inspired ensuite

Two Bathrooms

- 5-piece primary ensuite features heated porcelain tile flooring, wood veneer vanity with quartz countertop and two undermount sinks, illuminated mirrors, freestanding soaker tub, and oversized walk-in shower with rain and wand shower heads, built-in bench, and floor-to-ceiling porcelain tile
- 2-piece powder room features tile flooring, wood veneer vanity with quartz countertop, and striking floor-to-ceiling tile feature wall

Lounge

- Flexible upper lounge ideal for media room, reading retreat, home office, or private sitting room
- Large sliding glass doors provide seamless access to the rooftop terrace
- Integrated wet bar creates an exceptional entertaining space independent of the main level

Wet Bar

- Custom slim shaker cabinetry with soft-close hardware
- Quartz countertops, undercabinet lighting, and undermount sink with brushed gold fixtures
- Silhouette Professional wine refrigerator and Bosch dishwasher

LOCATION



108-3800 CAPOZZI ROAD, KELOWNA



Beautifully Designed Townhome
In Prime Level Lakeside Setting

An exceptional opportunity to enjoy luxury waterfront living, resort-style amenities, and effortless lock-and-leave convenience in the heart of Lower Mission.

— Mike Mychalyshyn

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Measurements taken from iGuide. Rooms sizes are approximate and include hallways and bathrooms. Buyer to verify measurements if deemed important. This marketing is not intended to solicit properties already listed for sale nor is it intended to cause a breach of an existing agency relationship.



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