



846 CLARANCE AVENUE, KELOWNA

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN
REALTY



846 CLARANCE AVENUE, KELOWNA

Exceptional lake, city, and mountain views define this custom Upper Mission residence, offering over 5,500 sq. ft. across three thoughtfully designed levels. Positioned to capture sweeping Okanagan vistas by day and twinkling city lights by night, this 5-bedroom, 5-bath home blends luxury with exceptional entertaining.

The main level features soaring ceilings, a floor-to-ceiling stone fireplace, and expansive windows framing the views throughout the great room. The chef-inspired kitchen offers Thermador appliances, quartz countertops, large island, walk-in pantry, and seamless access to the covered lakeview deck.

The main-floor primary retreat features deck access, custom walk-in closet, and a hotel-inspired 5-piece ensuite. An office, laundry, mudroom, and oversized heated double garage complete the level. Upstairs, a loft overlooks the great room and lake, accompanied by two bedrooms and a full bath.

The walkout lower level is designed for entertaining with a spacious recreation room, wet bar, temperature-controlled wine cellar, theatre, gym, and two additional bedrooms, one with its own ensuite.

Outside, enjoy an infinity-edge pool, hot tub, sauna, covered patio, and level lawn, all oriented toward the panoramic views. Additional features include built-in speakers, central vacuum, security, irrigation, tankless hot water, and central air.

Minutes to schools, wineries, hiking trails, and everyday amenities!

DETAILS

Address	846 Clarence Avenue, Kelowna, BC, V1W 5H4	Bedrooms	5
City	Kelowna	Bathrooms	5
		Finished Area	5,507 Sq. Ft.

SPECIFICATIONS

Lot Size	0.18 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT 14 DISTRICT LOT 1688S SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP84694
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Landscaped, Views, Sprinklers in Ground		
View	Lake, Mountains, City, Water		

BUILDING FEATURES

Finished Area	5,507 Sq. Ft.	Fireplace	2 Fireplaces (Gas, Insert)
Year Built	2008	Parking	2 Garage Spaces Attached, Garage
Pool	Pool, In Ground, Outdoor, Equipment, Heated	Construction	Stone, Stucco, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Natural Gas	Exterior Features	Balcony, Sprinkler System, Hot Tub
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Wet Bar, Instant Hot Water, Vaulted Ceilings, Air Filtration	Basement	Full, Finished, Walkout

ROOM SIZES

Main Level	Lower Level	Second Level
5-Piece Bathroom: 16'7" x 16'9"	4-Piece Bathroom: 9'5" x 8'2"	Bedroom: 14'2" x 13'0"
Foyer: 14'4" x 13'1"	Bedroom: 13'5" x 14'6"	Bedroom: 12'2" x 14'2"
Laundry: 9'0" x 7'5"	Wine Cellar: 4'8" x 9'11"	5-Piece Bathroom: 8'4" x 11'3"
Kitchen: 12'0" x 16'2"	Utility Room: 8'4" x 10'11"	
Pantry: 13'3" x 7'4"	Storage Room: 4'1" x 20'7"	
Office: 14'0" x 13'8"	Recreation: 28'8" x 36'5"	
Great Room: 16'5" x 18'4"	3-Piece Bathroom: 5'10" x 11'0"	
2-Piece Bathroom: 5'11" x 6'10"	: 17'7" x 24'2"	
Mud Room: 7'0" x 9'11"	Bedroom: 13'7" x 13'0"	
Primary Bedroom: 14'0" x 16'2"	Gym: 11'1" x 19'2"	
Dining Room: 13'6" x 13'3"		



















846 Clarence Ave, Kelowna, BC

Main Floor Exterior Area 2097.16 sq ft
Interior Area 1969.94 sq ft
Excluded Area 593.06 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.

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Upper Level Exterior Area 840.10 sq ft
Interior Area 741.77 sq ft
Excluded Area 289.35 sq ft



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Lower Level (Below Grade)

Exterior Area 2570.41 sq ft

Interior Area 2421.32 sq ft

Excluded Area 91.00 sq ft



EXCEPTIONAL FEATURES

- 5,508 sq. ft. contemporary residence on a 0.18-acre lot in Kelowna's sought-after Upper Mission
- Five bedrooms, five bathrooms with the primary suite and dedicated home office conveniently located on the main level
- Spectacular, panoramic views of Okanagan Lake, the city skyline and surrounding mountains from all three levels
- Dramatic great room with soaring 23 foot ceiling, floor-to-ceiling stacked stone fireplace and two-storey walls of glass
- Designed for entertaining with expansive open-concept living spaces, professional theatre, recreation room, custom bar and climate-controlled wine cellar
- Resort-inspired backyard featuring an infinity-edge pool, in-ground hot tub, outdoor sauna, covered patio and professionally landscaped grounds
- Designer kitchen appointed with Thermador appliances, waterfall edged island, walk-in pantry, contrasting cabinetry and extensive custom storage
- Open-riser staircase with frameless glass railings creates a striking architectural focal point while connecting all levels
- Premium features include eight-foot interior doors, integrated ceiling speakers, heated bathroom floors, custom built-ins and extensive designer lighting
- Heated oversized double garage with stamped concrete driveway providing parking for four vehicles and trimlight exterior lighting for year-round curb appeal
- Minutes to Mission Village, top-rated schools, wineries, parks, Kuipers Peak hiking trails and approximately fifteen minutes to downtown Kelowna
- Move-in ready with quick possession available!

Inclusions

- Thermador built-in refrigerator/freezer
- Thermador six-burner gas range
- Vent-A-Hood professional hood fan
- Thermador built-in wall oven
- Thermador warming drawer
- Thermador built-in microwave
- Bosch dishwasher
- LG front-load washer and dryer
- Danby beverage refrigerator
- LG dishwasher (bar)
- LG microwave (bar)
- Epson Home Cinema 8350 projector

Mechanical

- Forced air heating
- Carrier gas furnace
- Tempstar central air conditioning
- 200-amp and 100-amp electrical service panels
- Rinnai tankless hot water system
- Carrier, Honeywell and Comfort Zone thermostats
- DSC security system
- Aprilaire whole-home humidifier
- Tradition E210 central vacuum
- Hunter irrigation system
- Hayward pool equipment

MAIN LEVEL

Entry/Foyer

- Pebble stone inlay tile flooring continues seamlessly into the foyer from exterior covered entry
- Soaring ceiling highlighted by a statement glass chandelier
- Immediate panoramic lake and mountain views, large closet with custom built-ins

Great Room

- Vaulted 23 foot ceiling with warm wood inlay, recessed lighting and comfort ceiling fans
- Floor-to-ceiling stacked stone gas fireplace with wood mantel and television rough-in
- Expansive two-storey windows frame spectacular lake, city and mountain views
- Large sliding glass doors open directly to the covered entertaining deck
- Open flow to the kitchen and dining areas provides exceptional everyday living and entertaining

Kitchen

- Contemporary kitchen showcasing contrasting white upper cabinetry and rich horizontally grained lower cabinetry with soft-close hardware
- White quartz countertops, glass tile backsplash and under-cabinet lighting
- Oversized waterfall edge island with built-in wine storage, undermount sink, seating for four and abundant storage
- Integrated ceiling speakers and open design overlooking the great room and dining area
- Premium Thermador appliance package including six-burner gas range, built-in refrigerator, wall oven, warming drawer and microwave, and Bosch dishwasher
- Large walk-in pantry with custom built-ins, pull-out pantry drawers and built-in desk area

Dining

- Positioned to capture sweeping lake and mountain views through oversized bay windows
- Elegant glass chandelier defines the space, open concept design flows into the kitchen & great room

Office

- Glass double-door entry to the refined workspace, custom built-in bookshelf
- Large southeast-facing windows with custom wood shutters, integrated ceiling speakers

Laundry/Mudroom

- Custom cabinetry with granite countertop and undermount stainless steel sink
- Three large storage closets with custom built-in organization, fully tiled feature wall
- Large window provides natural light, direct access to the heated garage

Primary Bedroom

- Spacious primary retreat offers panoramic views, direct access to the covered deck, integrated ceiling speakers, designer lighting, a custom walk-in closet with built-in organization, and a luxurious 5-piece ensuite

Two Bathrooms

- 5-piece primary ensuite features heated porcelain tile flooring, double vanity with granite countertop, vessel sinks, under-cabinet lighting, fully tiled walk-in shower with rain showerhead, body jets and handheld fixture, deep soaker tub beneath a glass block feature window, and a privacy toilet
- 2-piece powder room features dramatic full-height tiled feature wall, floating vanity with polished cabinetry, granite countertop, black granite vessel sink, and a large window with a lake view

Upper Level – Two Bedrooms

- The first bedroom features an 11-foot vaulted ceiling, south & west facing windows with custom blinds, and a double closet with custom built-ins
- The second bedroom features an 11-foot vaulted ceiling, windows on three sides with custom blinds, and two double closets with custom built-ins

Upper Level – Full Bathroom

- 5-piece bathroom features heated tile flooring, window, double vanity with granite countertop and vessel sinks, full-height glass tile backsplash, and tub/shower combination with frameless glass enclosure

Lower Level - Recreation & Games Room

- Expansive entertainment space with updated wide-plank laminate flooring
- Floor-to-ceiling stacked stone gas fireplace adds a warm focal point, custom drapery & window coverings
- Dedicated areas for billiards, poker, games and casual lounging
- Large bay windows showcase panoramic lake, city & mountain views, sliding doors to pool terrace

Lower Level - Bar & Wine Cellar

- Custom entertaining bar finished with high-gloss cabinetry and stainless-steel countertops
- Built-in display shelving, dishwasher, beverage refrigerator & microwave, undermount sink, raised seating for three
- Walk-in climate-controlled wine cellar with slate flooring and custom bottle storage

Lower Level - Gym

- Dedicated home gym with professional-style rubber flooring, large windows & wall mirrors
- Flexible layout easily accommodates strength training, yoga, or Pilates

Lower Level – Theatre Room

- Offers stadium seating, the plush carpet enhances comfort & acoustics
- Large projection screen & Epson Home Cinema projector, speaker system & theatre lighting

Lower Level - Two Bedrooms & Two Full Bathrooms

- The first bedroom features plush carpeting, windows overlooking the pool and lake, and two spacious closets complete with custom built-ins
- The 2nd bedroom features plush carpets, a large walk-in closet with custom built-ins & a 3-piece ensuite
- 4-piece lower-level bathroom has heated tile flooring, window, floating vanity with granite countertop and vessel sink, tub/shower combination with frameless glass enclosure, and built-in linen shelving
- 3-piece ensuite has heated tile flooring, floating vanity with granite countertop and vessel sink, fully tiled walk-in shower, and distinctive wood ceiling detailing

LOCATION





Perched Above Okanagan Lake
Prime Upper Mission Location

Beautiful custom home, positioned to capture sweeping Okanagan Lake vistas by day and twinkling city lights by night, this 5-bedroom, 5-bath home blends luxury living with exceptional entertaining options.

— Jodi Huber

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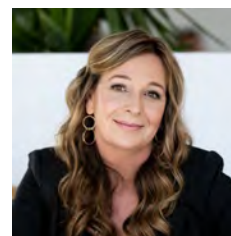


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