



3470 DROUGHT ROAD, PEACHLAND

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN
REALTY



3470 DROUGHT ROAD, PEACHLAND

Tucked away at the end of a gated drive, this extraordinary waterfront estate is set on 2.5 private acres with 448 feet of pristine Okanagan shoreline. Offering exceptional privacy, panoramic lake views, and timeless architecture, it was designed and built by the craftsman behind Gasthaus on the Lake in Peachland, showcasing European-inspired design, hand-selected materials and exceptional workmanship.

Inside there are warm hardwood floors, solid wood doors, exposed beams, natural stone, and custom millwork that create inviting living spaces where every principal room captures breathtaking lake views. Expansive terraces, a sunroom that opens completely to the outdoors, and an infinity-edge pool create seamless indoor-outdoor living.

Life centers around the waterfront. Enjoy your private beach, launch the boat from the 100-foot licensed dock, cool off in the infinity-edge pool, or gather in the remarkable wine cellar carved directly into the rock overlooking the lake. Steps from the main residence, the self-contained, 1359 sq. ft. 1-bedroom, 1-bath carriage house offers private guest accommodations, complete with its own water tank, lower-level workshop and garage, plus 220V power in the workshop.

A truly rare legacy property where exceptional craftsmanship, complete privacy, and the natural beauty of Okanagan Lake come together in one unforgettable setting.

DETAILS

Address	3470 Drought Road, Peachland, BC, V0H 1X1	Bedrooms	3
City	Peachland	Bathrooms	4
		Finished Area	5,480 Sq. Ft.

SPECIFICATIONS

Lot Size	2.47 Acres	Zoning	RR1
Water	Lake, Other	Legal Description	LOT 1 DISTRICT LOT 2690 OSOYOOS DIVISION YALE DISTRICT PLAN KAP83403
Sewer	Septic Tank	Ownership	Freehold, Fee Simple
Features	Landscaped, Views, Private, Waterfront, Sprinklers in Ground, Dead End, Irregular Lot, Rolling Slope		
View	Mountains, Water, Panoramic		
Waterfront	Lake, Lakefront, Waterfront		

BUILDING FEATURES

Finished Area	5,480 Sq. Ft.	Fireplace	2 Fireplaces (Gas, Decorative)
Year Built	2007	Parking	5 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Stucco, Wood Frame
Pool	Pool, In Ground, Outdoor, Salt Water, Equipment, Heated	Foundation	Concrete Perimeter
A/C	Central Air, Heat Pump	Exterior Features	Balcony, Private Yard, Sprinkler System, Dock
Heating	Forced Air, Heat Pump	Basement	Full, Finished, Walkout
Interior Features	Kitchen Island, Double Vanity, Pantry, Den, Jetted Tub		

ROOM SIZES

Main Level Dining Room: 10'10" x 7'7" Foyer: 23'10" x 21'10" Bedroom: 14'8" x 23'0" Bedroom: 15'6" x 14'7" 4-Piece Bathroom: 9'6" x 6'8" Laundry: 13'3" x 9'8" Primary Bedroom: 18'3" x 16'11" Storage Room: 4'6" x 7'3" Great Room: 37'6" x 31'0" Bonus Room: 16'11" x 12'4" Living Room: 10'10" x 12'0" Kitchen: 14'9" x 17'0" 4-Piece Bathroom: 12'2" x 11'2" Dining Room: 22'7" x 13'2" Pantry: 9'1" x 6'1" 2-Piece Bathroom: 4'11" x 8'9" Office: 13'8" x 14'4" 5-Piece Ensuite Bath: 24'1" x 18'3"	Lower Level Storage Room: 9'1" x 6'7" 3-Piece Ensuite Bath: 8'5" x 12'9" Bedroom: 14'8" x 13'11" Den: 14'10" x 22'5" Storage Room: 8'3" x 11'0" Gym: 28'3" x 19'1" Storage Room: 9'0" x 10'3" Utility Room: 8'8" x 5'1"
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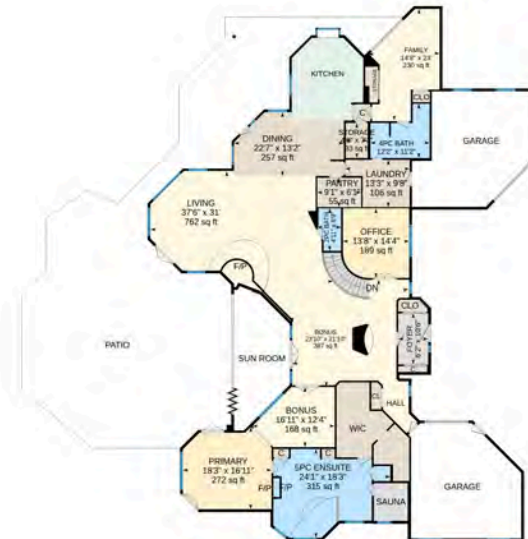






3470 Drought Rd, Peachland, BC

Main Floor Exterior Area 3973.14 sq ft
Interior Area 3766.30 sq ft
Excluded Area 1330.87 sq ft



0 8 16
ft

PREPARED: 2026/07/03



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.

3470 Drought Rd, Peachland, BC

Lower Level (Below Grade) Exterior Area 1506.84 sq ft
Interior Area 1369.62 sq ft
Excluded Area 261.32 sq ft



0 5 10
ft

PREPARED: 2026/07/03



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.

3470 Drought Rd, Peachland, BC

Carriage House Main Interior Area 689.70 sq ft



0 3 6 ft

PREPARED: 2026/07/03



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3470 Drought Rd, Peachland, BC

Carriage House Lower Excluded Area 670.28 sq ft



0 3 6 ft

PREPARED: 2026/07/03



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.

EXCEPTIONAL FEATURES

- 5,480 sq. ft. custom lakefront residence plus 1,359 sq. ft. detached guest cottage, set on 2.47 private acres with a rare 448 feet of Okanagan Lake shoreline
- Designed and constructed by the builder of the renowned Gasthaus, showcasing timeless craftsmanship, custom millwork, antique architectural elements, and exceptional attention to detail throughout
- Private gated estate accessed by a winding paver stone driveway, offering complete privacy with no immediate neighbours and panoramic lake, mountain, and Peachland views
- Resort-inspired waterfront setting featuring a heated infinity-edge pool, expansive stamped concrete and paver stone terraces, glass railings, outdoor shower, and multiple outdoor entertaining areas designed to embrace the spectacular southwest exposure
- Covered outdoor living room with exposed timber beams, wood soffits, Phantom screens, propane BBQ connection and convenient access to the pool terrace and interior living spaces
- Sand and pebble beach, 100-foot licensed dock supported by 28 wood pilings, private buoy, two waterfront storage sheds (one with power), and exceptional swimming, boating, and paddleboarding access
- Beautifully landscaped grounds feature mature trees, natural rock outcroppings, irrigated lawns, winding pathways, and numerous private sitting areas overlooking the lake
- Detached one-bedroom guest cottage with private deck, attached garage, workshop, and independent living accommodations ideal for extended family, guests or a caretaker
- Two heated attached garages plus detached guest cottage garage, dedicated RV parking, and extensive additional parking for family and visitors
- Welcomed by an imported antique interior German castle entry door, reclaimed farmhouse beams dating to the 1700s, custom imported architectural features, maple hardwood flooring, and handcrafted stonework create a residence rich in warmth and character
- Remarkable wine cellar and tasting room built directly into the natural rock hillside, creating an unforgettable entertaining experience unlike any other
- Comprehensive infrastructure includes a 20 kW Generac backup generator servicing essential home systems, septic treatment, walk-in cooler, water pump and select lighting
- Extensive mechanical systems designed for year-round comfort and peace of mind include two Rheem hot water tanks, six hardwired security cameras, 15-zone irrigation, backup cistern, updated lake water pump and waterlines (2022), pool heat pump, new (2026) pool equipment & control board (wifi) and custom exterior interlocking metal shutters on the lake-facing elevation
- Ideally positioned along the lakeshore with direct access to the waterfront walking and cycling trail connecting to Peachland, offering an exceptional lifestyle with privacy, recreation, and convenience

Inclusions

- Igloo beverage refrigerator
- Samsung refrigerator
- Frigidaire electric cooktop
- Kenmore double wall ovens
- Kenmore dishwasher
- Danby wine refrigerator
- Whirlpool washer
- Whirlpool dryer
- Walk-in refrigerator/cooler
- Kenmore refrigerator (cottage)

Mechanical

- 2 x Trane heat pumps/A/C units (2023)
- 400-amp main electrical service with three 100-amp sub panels
- 2 x Rheem hot water tanks (automatic shut-off)
- 20 kW Generac generator
- DSC security
- Hunter 15-zone irrigation (backup cistern)
- Pumptec-Plus irrigation pump protection
- New lake water pump and water lines (2022)
- Hayward pool equipment
- Vacumaid central vacuum
- Septic treatment plant
- 220V European receptacle in laundry room

MAIN LEVEL

Entry

- Imported antique door from a German castle creates a memorable first impression
- Antique driveshaft feature and reclaimed farmhouse beams dating to the 1700's celebrate the home's European-inspired craftsmanship
- Tile flooring, generous closet storage and direct access to both attached garages

Foyer

- Grand 14-foot rounded ceiling creates an impressive sense of arrival
- Maple hardwood flooring extends into the main living areas
- Curved staircase leads gracefully to the lower level
- Lake and mountain views captured immediately upon entry draw your attention through the home

Great Room & Sitting Area

- Dramatic vaulted dome ceiling enhances the scale and architectural character of the room
- Floor-to-ceiling stone fireplace features a stone hearth and solid wood mantel as the focal point
- Expansive windows frame panoramic lake, mountain, and Peachland views from multiple seating areas
- French doors create seamless access to the pool terrace for effortless indoor-outdoor living
- Open connection to the dining room and kitchen creates an inviting gathering space for family and guests

Kitchen

- Beautifully designed for everyday living and entertaining with an open flow to the dining and great rooms
- Granite countertops, distressed shaker cabinetry, terracotta tile backsplash, and exposed timber beams create warmth and timeless character
- Central island with prep sink, storage, pendant lighting, and additional peninsula seating, comfortably accommodates family gatherings
- Walk-in refrigerator, separate walk-in pantry, illuminated display cabinetry, under-cabinet lighting, and quality appliance package provide exceptional functionality
- Spacious walk-in pantry with wire shelving adds additional storage
- Large south & west facing windows capture uninterrupted lake, mountain & views to Peachland, filling the space with natural light

Dining

- Open-concept dining area positioned to enjoy spectacular lake views
- French doors with direct access to the covered upper terrace
- In-ceiling speakers enhance everyday dining and entertaining
- Convenient connection to both the kitchen and great room encouraging effortless entertaining

Sunroom

- Exterior, enclosed sunroom creates a year-round extension to the outdoor living spaces
- Folding glass doors open completely to the pool terrace, an exceptional indoor-outdoor entertaining environment
- Exposed timber ceiling and panoramic lake views create an inviting space for relaxing or gathering with guests

Office

- Spacious main floor office with bay window overlooking the front gardens
- Maple hardwood flooring and abundant natural light create a comfortable workspace
- Flexible design that also accommodates additional guest sleeping quarters when required

Laundry

- Well-appointed laundry room, extensive shaker cabinetry, folding counter, hanging bar, and skylight maximize efficiency
- Whirlpool front-load washer and dryer, European 220V receptacle, and direct access to the second attached garage

Two Bedrooms

- The primary bedroom features a private sitting parlour entrance, plush carpeting, expansive picture windows with panoramic lake views, French doors opening directly onto the pool terrace, a Juliet balcony, double-sided fireplace, oversized walk-in closet with skylight, and a luxurious 5-piece ensuite
- The second bedroom features maple hardwood flooring, two closets, beautiful lake views, sliding doors opening to the upper deck, and private access to a spacious 4-piece ensuite

Three Bathrooms

- 5-piece primary ensuite features heated tile flooring, two separate granite vanities with cream shaker style cabinetry, vaulted 12-foot ceiling with in-ceiling speakers, raised soaker tub positioned to capture lake views, floor-to-ceiling granite walk-in shower with glass enclosure, double-sided fireplace, privacy toilet and a four-person dry sauna
- 4-piece ensuite features heated tile flooring, granite vanity with glass vessel sink, a large, jetted corner tub, tiled walls, walk-in shower with glass enclosure, and convenient access from both the bedroom and laundry room
- 2-piece bathroom features tile flooring, shaker style cabinets, a granite countertop with undermount sink, a large vanity mirror and a wall-mounted urinal

Lower Level - Den/Family Room

- Comfortable retreat accessed through French doors
- Wet bar with stainless steel sink and beverage refrigerator
- French doors open directly to the lower lakeside patio
- Beautiful lake views create a relaxed entertaining atmosphere
- Convenient access to the wine cellar

Lower Level - Gym

- Spacious fitness room with ample space for cardio and strength equipment
- Large windows capture natural light and lake views, direct access to the covered patio
- Adjacent storage room provides excellent organization for equipment and seasonal items

Lower Level - Bedroom

- The bedroom features laminate flooring, mirrored closet, lake-view windows, direct access to the lower patio, and a private 3-piece ensuite

Lower Level - Full Ensuite Bathroom

- 3-piece ensuite features tile flooring, white shaker vanity with granite countertop and backsplash, wall-mounted mirror, and walk-in shower with sliding glass enclosure

Lower Level - Wine Cellar & Tasting Room

- One-of-a-kind wine cellar constructed using the natural rock hillside using exposed boulders and reinforced concrete
- Dramatic slate flooring, custom solid wood 4-inch door, candlelit ambiance, and natural stone ceiling create an unforgettable entertaining experience
- Lake-view window provides a spectacular backdrop unlike any traditional wine cellar

Guest Cottage - Garage & Workshop

- Attached single garage with adjoining workshop offers exceptional flexibility for hobbies, storage, and projects
- Dedicated 220V welding receptacle, 100-amp electrical subpanel, John Wood hot water tank, and generous utility/storage areas
- Interior staircase provides convenient access to the upper guest residence

Guest Cottage - Kitchen

- Functional U-shaped kitchen with granite countertops and hardwood flooring
- Peninsula island provides seating for three and additional workspace
- Generous upper and lower cabinetry with undermount sink and Kenmore refrigerator

Guest Cottage - Living & Dining

- Bright open-concept living and dining area with hardwood flooring
- Large windows and sliding doors frame beautiful lake and mountain views
- Direct access to the private deck with glass railings overlooking Okanagan Lake
- Comfortable layout ideally suited for extended family or overnight guests

Guest Cottage - Bedroom & Full Bathroom

- The bedroom features hardwood flooring, a large picture windows showcasing beautiful lake views, custom window coverings, and generous closet storage
- 4-piece bathroom features tile flooring, vanity with granite counter and drop-in sink, storage cabinetry, opening window and a tub/shower combination

LOCATION



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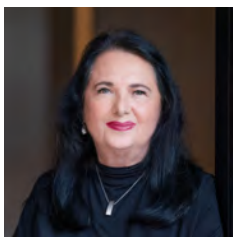
*Rare 2.5 Acre Lakeshore
Property*

With 448 ft. of Okanagan Lake Shoreline

An extraordinary waterfront estate where unrivaled privacy, breathtaking lakefront, and timeless architecture come together in perfect harmony. A legacy property designed to be experienced, cherished, and passed on for generations.

—Jane Hoffman

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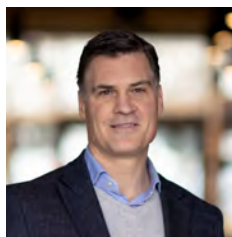
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Measurements taken from iGuide. Rooms sizes are approximate and include hallways and bathrooms. Buyer to verify measurements if deemed important. This marketing is not intended to solicit properties already listed for sale nor is it intended to cause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



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