



4535 MCCULLOCH ROAD, KELOWNA

Presented by

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REALTY



4535 MCCULLOCH ROAD, KELOWNA

Set on 2.47 private acres in Southeast Kelowna, this exceptional West Coast Modern residence offers a rare combination of striking architecture, exceptional outdoor living, and remarkable versatility.

Created for those who value privacy, quality craftsmanship, and the space to gather, entertain, and unwind, it seamlessly blends refined interiors with resort-inspired outdoor amenities.

Outside, the property unfolds with a heated saltwater pool, pickleball court, two hot tubs, nearly 900 sq. ft. of covered outdoor living, a fully equipped outdoor kitchen, greenhouse, productive honeyberry farm, detached shop and studio, and beautifully landscaped grounds that invite you to embrace the Okanagan lifestyle.

Inside, warm wood detailing, bamboo millwork, polished concrete floors, corrugated metal accents, and expansive glazing create a refined yet welcoming aesthetic. The open-concept living spaces flow effortlessly outdoors, while the flexible layout includes a legal one-bedroom suite within the home and a detached one-bedroom studio space, offering exceptional flexibility for extended family, guests, or rental income.

Just minutes from Gallaghers Canyon Golf Club, award-winning wineries, hiking, cycling, and equestrian trails, this remarkable property is uniquely zoned RR1 rather than ALR, presenting a rare opportunity to enjoy luxury acreage living with exceptional flexibility and future potential.

DETAILS

Address	4535 McCulloch Road, Kelowna, BC, V1W 4G1	Bedrooms	5
City	Kelowna	Bathrooms	7
		Finished Area	5,973 Sq. Ft.

SPECIFICATIONS

Lot Size	2.47 Acres	Zoning	RR1
Water	Municipal	Legal Description	LOT 2 SECTION 1 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN KAP91651
Sewer	Septic Tank	Ownership	Freehold, Fee Simple
Features	Private, Sprinklers in Ground, Rural		
View	Mountains		

BUILDING FEATURES

Finished Area	5,973 Sq. Ft.	Fireplace	2 Fireplaces (Gas, Electric)
Year Built	2014	Parking	4 Garage Spaces Attached, Garage, Detached, RV Access, Heated, Open, Workshop in Garage
Storeys	2	Construction	Cedar, Stucco, Wood Frame
Pool	Pool, In Ground, Outdoor, Salt Water, Equipment, Heated	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Private Yard, Garden, Sprinkler System, Hot Tub, Storage
Heating	Forced Air, Natural Gas	Basement	Full, Finished, Separate Entry, Walkup
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Vaulted Ceilings		

ROOM SIZES

Main Level	Lower Level
Kitchen: 19'1" x 12'0"	Bedroom: 10'6" x 17'7"
Primary Bedroom: 11'4" x 12'9"	Ensuite Bath: 6'1" x 8'10"
Workshop: 17'3" x 38'10"	Utility Room: 15'4" x 14'6"
Dining Room: 11'4" x 10'11"	Bedroom: 16'1" x 12'2"
Kitchen: 24'1" x 12'0"	Utility Room: 15'4" x 14'6"
Storage Room: 4'4" x 8'9"	4-Piece Bathroom: 8'9" x 8'6"
Laundry: 13'4" x 6'9"	3-Piece Ensuite Bath: 10'5" x 8'3"
5-Piece Ensuite Bath: 10'2" x 14'3"	Bedroom: 12'6" x 17'4"
3-Piece Bathroom: 8'7" x 6'9"	Cold Room: 11'0" x 22'0"
Mud Room: 7'1" x 15'1"	Gym: 11'10" x 19'8"
Living Room: 24'1" x 11'5"	Recreation: 18'11" x 44'3"
Living Room: 11'4" x 9'3"	
Foyer: 9'11" x 11'4"	
Living Room: 19'1" x 21'4"	
Dining Room: 19'1" x 10'3"	
5-Piece Bathroom: 11'4" x 15'11"	
2-Piece Bathroom: 7'6" x 9'0"	
Primary Bedroom: 11'7" x 13'2"	
Primary Bedroom: 10'10" x 15'9"	

















4535 McCulloch Rd, Kelowna, BC

Main Floor Exterior Area 3066.85 sq ft
Interior Area 2894.99 sq ft
Excluded Area 842.28 sq ft



4535 McCulloch Rd, Kelowna, BC

Detached Suite Interior Area 443.33 sq ft
Excluded Area 669.52 sq ft





EXCEPTIONAL FEATURES

- Private 2.47-acre family estate in Southeast Kelowna offering over 5,900 sq. ft. of living in the custom main residence, attached legal suite and detached guest studio
- 6 bedrooms & 7 bathrooms provide exceptional flexibility for multigenerational living, extended family, guests or supplemental rental income
- West Coast Modern architecture with organic contemporary influences unites the 3 residences with clean horizontal lines, expansive glazing, warm wood detailing & a natural toned design palette
- Custom rancher with a full walkout lower-level showcases sealed polished concrete flooring, bamboo millwork, corrugated metal accents and timeless craftsmanship
- Abundant natural light and strong connections to the outdoors create a nature-inspired atmosphere
- Custom bamboo cabinetry with soft-close hardware, under-cabinet drawers & storage throughout
- LED interior & stair lighting, 3-point latch locking systems & extensive custom window coverings
- Attached one-bedroom legal residence includes a private entrance, garage, independent mechanical systems & secure lock-off access to the main home
- Two private bedroom patios each with hot tubs, outdoor retreats for the principal & legal residences
- Detached 669 sq. ft. guest studio provides additional accommodation or flexible living space
- Detached heated workshop/garage features a 9' overhead door, 10' ceiling, concrete flooring, 220-volt service & a walk-in cooler room, providing versatile space for vehicles, equipment, projects & storage
- Resort-inspired backyard centres around a 16'x30' heated saltwater pool with cover, expansive concrete & artificial-turf lounging areas, privacy fencing & decorative lighting
- Approximately 900 sq. ft. of covered outdoor living features an 11' tongue & groove red cedar ceiling, 3 ceiling fans, 3 infrared heaters and floor-to-ceiling Sunbrella curtains for extended seasonal enjoyment
- The outdoor kitchen offers a granite countertop, bar refrigerator, 8-burner KitchenAid barbecue & stainless-steel storage drawers
- Recreation amenities include a pickleball court and multiple gathering areas to relax & entertain
- Established gardens with raised planting beds, raspberry bushes and productive organic haskap crops
- 6'x10' greenhouse has electrical service & water plus a powered 10'x20' garden shed, chicken coop and open garden shelter
- Fully fenced and irrigated grounds, rock gardens, mature trees, shrubs & easy care plantings
- Gated driveway provides parking for more than 10 vehicles plus multiple garage bays
- RV parking includes 30-amp electrical service and a grey-water disposal connection
- Minutes from Gallagher's Canyon Golf Club and a network of hiking, mountain biking & equestrian trails

Inclusions

- 2 Built-in Frigidaire refrigerator/freezers
- Bosch gas range
- Bosch dishwasher
- Silhouette beverage cooler
- Samsung washer & dryer
- Built-in Frigidaire refrigerator (suite)
- Bosch gas range (suite)
- Bosch dishwasher (suite)
- Danby refrigerator (guest studio)
- Bar refrigerator (outdoor kitchen)
- KitchenAid gas barbecue

Mechanical

- Carrier furnace & central A/C
- AprilAire air filtration
- 200-amp main service panel
- 100-amp subpanel
- Navien on-demand hot water
- DSC security system
- Reverse-osmosis drinking water system
- Novo water filtration & water softener
- CycloVac central vacuum system
- Carrier furnace & central A/C (suite)
- 200-amp electrical service (suite)
- John Wood hot water tank (suite)
- DSC security system (suite)
- AprilAire air purification, reverse-osmosis water (suite)
- CycloVac central vacuum system(suite)

MAIN LEVEL

Entry/Foyer

- Covered entrance features a warm wood-inlay ceiling, recessed lighting & contemporary architectural detailing
- Spacious foyer with sealed polished concrete flooring, captures views of the landscaped backyard
- Convenient access to the mudroom provides an organized arrival experience
- Corrugated metal detailing adds a modern-industrial element

Mudroom

- Sealed polished concrete flooring provides a durable finish suited to active acreage living
- Custom locker-style storage creates individual drop zones for family members
- Corrugated metal barn door connects the mudroom with the main foyer
- Convenient access to the garage and lower level

Great Room

- Dramatic 15' vaulted ceiling creates an impressive sense of space
- 3-sided gas fireplace provides a striking focal point, visually connecting the living and dining areas
- Shiplap feature wall adds warmth and texture
- Large windows overlook the gardens and backyard with high south-facing transom windows for additional natural light
- Custom Hunter Douglas motorized blinds, in-ceiling speakers and a ceiling fan add comfort and convenience

Kitchen

- Bright open-concept kitchen is designed with custom bamboo cabinetry with soft-close hardware, paired with white quartz countertops and a full-height tile backsplash
- Oversized central island offers an undermount Silgranit prep sink, generous storage and seating for 4 beneath pendant lighting
- Main Silgranit sink is positioned below a southeast-facing window overlooking the gardens and covered patio
- Built-in side-by-side Frigidaire refrigerator & freezer, Bosch 5-burner gas range, custom hood vent and panelled Bosch dishwasher support serious home cooking
- Floating upper shelves maintain an open, contemporary aesthetic

Pantry

- Polished concrete flooring continues the home's cohesive material palette
- Second built-in Frigidaire refrigerator & freezer
- Abundant pantry storage is concealed behind sliding frosted-glass doors
- Direct access to the garage and attached legal residence supports convenient household circulation with secure lock-off capability

Wine/Coffee Bar

- Custom bamboo cabinetry and white quartz countertop
- Open display shelving offers space for glassware and decorative pieces
- Silhouette Professional beverage cooler keeps refreshments close at hand

Dining

- Open-concept dining area is positioned between the kitchen, great room and covered outdoor living space
- 3-sided gas fireplace creates a warm visual connection with the adjoining living area
- Large sliding glass doors open directly to the patio for seamless indoor-outdoor entertaining
- Custom Hunter Douglas motorized blinds provide privacy and light control

Laundry

- Centrally positioned for convenient access from the kitchen and main living areas
- Silgranit laundry sink is set within custom cabinetry
- Purpose-built cubbies support organized laundry sorting
- Integrated ironing board adds practical convenience
- Extra-capacity Samsung front-load washer and dryer complete the space

Primary Bedroom

- The primary bedroom features sealed polished concrete flooring, an 11' vaulted ceiling, west-facing windows, Hunter Douglas window coverings, a ceiling fan, custom bamboo headboard with integrated nightstands and pendant lighting, a generous walk-in closet, and direct access to a private patio with hot tub

Two Bathrooms

- 5-piece primary ensuite features polished concrete flooring, floating vanity with two vessel sinks, counter width wall mirror, tile backsplash, pendant lighting, under-cabinet sensor lighting, freestanding soaker tub beneath a chandelier, glass-enclosed tiled shower with two shower heads, two towel warmers and direct access to the private hot-tub patio
- 2-piece powder room features polished concrete flooring, 9' ceiling, floating bamboo vanity with moulded acrylic basin, tile backsplash, pendant lighting and direct access to the pool deck

Lower Level - Recreation Room

- Expansive recreation space offers flexibility for billiards, media viewing, children's play or a secondary home office
- Sealed polished concrete flooring maintains continuity with the main level
- Custom built-in library wall provides display and storage
- Separate exterior entrance connects directly to the backyard and patio areas

Lower Level - Three Bedrooms

- The first bedroom features polished concrete flooring, a window with blind, ceiling fan with LED lighting, walk-in closet and private 4-piece ensuite
- The second bedroom features polished concrete flooring, south-facing window with blind, ceiling fan with LED lighting, walk-through closet and private 3-piece ensuite
- The third bedroom features polished concrete flooring, a large window with blind, walk-in closet ready for customization, direct connection to the fitness area and private 4-piece ensuite

Lower Level - Three Full Bathrooms

- 4-piece ensuite features polished concrete flooring, vanity with moulded sink top, tile backsplash, polished flat-front cabinetry with soft-close hardware, towel warmer and tub-shower combination with tile surround
- 3-piece ensuite features polished concrete flooring, vanity with moulded sink top, tile backsplash, polished flat-front cabinetry with soft-close hardware, towel warmer and tiled walk-in shower
- 4-piece ensuite features polished concrete flooring, vanity with moulded sink top, tile backsplash, polished flat-front cabinetry with soft-close hardware and tub-shower combination with tile surround

Lower Level - Fitness/Flex Space

- Polished concrete flooring provides a durable exercise surface
- Large wall-mounted mirrors support strength training and movement-based workouts
- Custom equipment wall offers organized storage
- Pass-through access to the adjacent bedroom allows the two spaces to function together or independently

Lower Level - Storage

- Multiple substantial storage rooms accommodate seasonal items, household supplies and acreage equipment
- Dedicated cold-storage room is well suited to preserves, wine and bulk food storage

Attached Legal Residence

- Fully self-contained one-bedroom legal residence is thoughtfully integrated into the estate while maintaining privacy and independence
- Private covered entrance and dedicated single-car garage allow the residence to function autonomously
- Secure interior lock-off access through the main residence pantry supports flexible multigenerational use
- Matching polished concrete flooring, bamboo cabinetry and industrial-organic detailing create a consistent architectural experience
- Separate heating, cooling, hot water and electrical systems enhance independence
- Rough-in for a future washer and dryer provides added flexibility
- Direct access to the pool, gardens and a private hot-tub patio create a resort-style living environment

Living/Kitchen

- Polished concrete flooring and a vaulted 13-foot ceiling create a bright, contemporary interior
- Large windows overlook the gardens and backyard, ceiling fan with LED lighting
- Flexible walk-in pantry or office is fitted with open shelving and concealed behind a corrugated metal barn-style door
- Open-concept kitchen features custom bamboo cabinetry, white quartz countertops and a glass tile backsplash
- Central island provides abundant storage, undermount prep sink and seating for four beneath pendant lighting
- Custom 72-inch pot rack adds visual interest above the island
- Built-in Frigidaire refrigerator, Bosch gas range and Bosch dishwasher support full-time independent living
- Hidden appliance garage and dedicated coffee station maximize function while maintaining clean sightlines
- Exterior motorized shade and blind coverings offer adjustable light control

Dining

- Open dining area features an 11' ceiling, recessed lighting and statement light fixtures
- Linear gas fireplace with custom bamboo shelf
- Large sliding glass doors open directly to the shared patio

Bedroom and Full Bathroom

- The bedroom features polished concrete flooring, custom bamboo bed surround with integrated side tables and lighting, a ceiling fan, large windows overlooking the backyard and pool, motorized Hunter Douglas blinds with blackout drapery, a spacious walk-in closet, a 5-piece ensuite and direct access to the private hot-tub patio
- 5-piece ensuite features polished concrete flooring, extensive bamboo cabinetry, vanity with two vessel sinks and granite countertop, tile backsplash, pendant lighting, large wall-mounted mirror, under-cabinet sensor lighting, deep soaking tub with granite and tile surround, glass-enclosed tiled shower with two shower heads and high transom windows, two towel warmers and a separate water closet

LOCATION



4535 MCCULLOCH ROAD, KELOWNA



Luxury Acreage Living On 2.47 Private Acres

More than a home—it's a private Okanagan retreat built for gathering, relaxing, and creating lasting memories.

— Dean Simonelli

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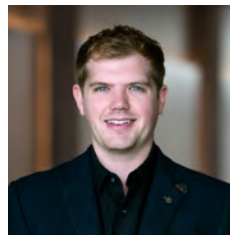


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