



**4455 SHERWOOD COURT, KELOWNA**

**Presented by**

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REALTY





## 4455 SHERWOOD COURT, KELOWNA

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Walkout rancher in the heart of Lower Mission, offering over 4,500 sq. ft. of beautifully finished space and an ideal layout for convenient main-floor living.

The main level centres around a designer white kitchen with full-height shaker cabinetry, sleek quartz countertops, a large island with seating, statement pendant lighting and integrated stainless appliances, all opening to the dining area and great room.

Oversized windows and 12-foot ceilings create a bright, airy living space, anchored by a stone-faced gas fireplace with built-in cabinetry and floating shelves. The expansive primary suite features a walk-in closet and spa-like ensuite with freestanding tub, large tiled shower and double vanity.

On the walkout level, a custom fitness area with glass surround, bar and spacious recreation room are paired with three generous bedrooms, each with walk-in closets well suited for children, guests or an in-law suite.

Outside, the backyard is a true oasis with a saltwater pool with power cover, new hot tub, low maintenance landscaping, complemented by covered lounging and dining spaces designed for everyday relaxation and effortless entertaining. Oversized double car garage with epoxy floors.

Set on a quiet cul-de-sac, this home enjoys private gated access from the backyard to the new 9-acre DeHart Park and is a short walk to the Mission Tennis Centre, top-rated schools, local shops and the sandy shores of Okanagan Lake.

DETAILS

|         |                                              |               |               |
|---------|----------------------------------------------|---------------|---------------|
| Address | 4455 Sherwood Court, Kelowna, BC,<br>V1W 1E7 | Bedrooms      | 4             |
| City    | Kelowna                                      | Bathrooms     | 4             |
|         |                                              | Finished Area | 4,521 Sq. Ft. |

SPECIFICATIONS

|          |                                                                                                                |                   |                                                                           |
|----------|----------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------|
| Lot Size | 0.2 Acres                                                                                                      | Zoning            | RU1                                                                       |
| Water    | Municipal                                                                                                      | Legal Description | LOT 8 DISTRICT LOT 358 OSOYOOS<br>DIVISION YALE DISTRICT PLAN<br>KAP82368 |
| Sewer    | Connected                                                                                                      | Ownership         | Freehold, Fee Simple                                                      |
| Features | Central Business District,<br>Landscaped, Near Park, Near Public<br>Transit, Sprinklers in Ground,<br>Culdesac |                   |                                                                           |
| View     | City                                                                                                           |                   |                                                                           |

BUILDING FEATURES

|                   |                                                                          |                   |                                                |
|-------------------|--------------------------------------------------------------------------|-------------------|------------------------------------------------|
| Finished Area     | 4,521 Sq. Ft.                                                            | Fireplace         | 2 Fireplaces (Gas)                             |
| Year Built        | 2009                                                                     | Parking           | 3 Garage Spaces<br>Attached, Garage            |
| Storeys           | 2                                                                        | Construction      | Stone, Wood Frame, Fiber Cement                |
| Pool              | Pool, In Ground, Outdoor, Salt Water,<br>Equipment, Heated               | Foundation        | Concrete Perimeter                             |
| A/C               | Central Air                                                              | Exterior Features | Balcony, Sprinkler System, Hot Tub,<br>Storage |
| Heating           | Forced Air, Natural Gas                                                  | Basement          | Full, Finished, Walkout                        |
| Interior Features | Kitchen Island, Double Vanity, High<br>Ceilings, Central Vacuum, Wet Bar |                   |                                                |

ROOM SIZES

|                                    |                                    |
|------------------------------------|------------------------------------|
| Main Level                         | Lower Level                        |
| Foyer: 7'11" x 12'6"               | 4-Piece Bathroom: 7'7" x 14'9"     |
| Primary Bedroom: 15'6" x 20'8"     | Bedroom: 16'4" x 15'2"             |
| Laundry: 11'2" x 9'1"              | Gym: 15'8" x 13'8"                 |
| 2-Piece Bathroom: 6'2" x 6'2"      | Bedroom: 14'4" x 21'2"             |
| 5-Piece Ensuite Bath: 9'5" x 18'7" | Recreation: 17'10" x 22'10"        |
| Kitchen: 21'9" x 32'7"             | Utility Room: 13'3" x 10'11"       |
| Living Room: 31'8" x 24'8"         | 3-Piece Ensuite Bath: 9'3" x 13'1" |
| Dining Room: 26'9" x 17'9"         | Bedroom: 15'4" x 12'0"             |











































4455 Sherwood Ct, Kelowna, BC

Main Floor Exterior Area 2309.72 sq ft  
Interior Area 2162.43 sq ft  
Excluded Area 636.31 sq ft



PREPARED: 2026/07/31

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.

4455 Sherwood Ct, Kelowna, BC

Lower Level (Below Grade) Exterior Area 2212.21 sq ft  
Interior Area 2063.51 sq ft



PREPARED: 2026/07/31

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

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- Beautifully designed walkout rancher offering 4 bedrooms, 4 bathrooms and 4,521 sq. ft. of living space on a 0.20-acre lot in Kelowna's sought-after Lower Mission
- Set on a cul-de-sac and backing onto the new 9-acre DeHart Park, creating a rare connection to green space while remaining close to the best of Lower Mission living
- Designed for the four season Okanagan lifestyle with a private saltwater pool, multiple covered and open-air living spaces and seamless indoor-outdoor flow
- The backyard is a private retreat with an approximately 6-foot-deep saltwater pool featuring a power cover and LED lighting, surrounded by a concrete pool deck, low-maintenance turf, rock landscaping, established shrubs accented by landscape lighting
- Corrugated metal fencing enhances backyard privacy, while a storage shed and drip-line irrigation add everyday ease
- An expansive upper deck overlooks the pool, with Duradek surfacing, framed glass railings, a partially covered sitting area, recessed lighting, ceiling fan and natural gas hookup
- A private patio off the primary bedroom is finished with a metal louvered pergola and provides a quiet outdoor extension of the main-level primary retreat
- Bright, open interiors are finished in a refined neutral palette with wide-plank hardwood flooring throughout the main-level living areas and custom window coverings
- A striking central staircase with wood treads, frameless glass railings and a modern dark metal frame creates a strong architectural connection between the two levels
- Excellent storage is incorporated throughout the home, including generous bedroom closets and extensive custom built-ins
- Triple tandem garage features frosted glass doors, epoxy flooring, 10-foot ceilings, additional shelving, space for a workbench or third vehicle, side-yard access and direct entry to the laundry/mudroom
- Located in the heart of the Lower Mission, where relaxed beach-town living meets everyday convenience with public beach access, top-tier schools, major recreation facilities and local shopping nearby
- Just a short walk from the Mission Tennis Club, with DeHart Park easily accessed

### Inclusions

- Frigidaire 60" refrigerator/freezer
- Frigidaire electric range
- Frigidaire dishwasher
- Hisense beverage cooler
- LG washer
- LG dryer

### Mechanical

- Armstrong furnace
- Armstrong air conditioning
- 200-amp electrical service
- Rheem hot water tank
- Cyclovac central vacuum system
- Drip-line irrigation



## **MAIN LEVEL**

### **Entry**

- A dramatic 15'5" ceiling and statement chandelier establish an impressive sense of arrival
- The bright entry immediately draws the eye toward the backyard, while the central staircase introduces the home's contemporary architectural

### **Great Room**

- Expansive east and west facing windows provide natural light throughout the day and complement the open connection to the kitchen and dining area
- Floor-to-ceiling stone-clad gas fireplace creates a striking focal point with a TV mount above, flanked by built-in storage cabinetry and floating display shelves
- Recessed lighting and a contemporary ceiling fan complete the relaxed, inviting setting

### **Wet Bar**

- An adjoining entertaining bar with convenient access to the great room features a shiplap-detailed island topped in white quartz and seating for four
- Shaker-style soft-close cabinetry, an undermount stainless steel bar sink and Hisense beverage cooler provide a polished setting for casual entertaining

### **Kitchen**

- Bright, contemporary kitchen is designed as the heart of the open-concept living space with 9-foot ceilings and a crisp, timeless palette
- White shaker-style cabinetry extends to ceiling height for maximum storage and is accented by contrasting black hardware, tile backsplash and under-cabinet lighting
- Large central island is topped in white quartz and features an undermount stainless steel sink, statement pendant lighting, generous storage and seating for four
- Custom shiplap-detailed range hood echoes the island design and adds architectural interest
- Stainless steel appliance package includes a built-in 60" Frigidaire refrigerator/freezer, Frigidaire electric range and Frigidaire dishwasher

### **Dining**

- Wide-plank hardwood flooring continues through the open dining space, creating a seamless connection to the kitchen and great room
- A contemporary linear chandelier and custom geometric feature wall add visual interest and a tailored designer finish
- Direct access to the upper deck makes outdoor dining and poolside entertaining a natural extension of the interior

### **Laundry/Mudroom**

- Multi-functional room conveniently positioned off the garage combines laundry, storage and everyday utility in one beautifully finished space
- European-inspired porcelain tile flooring complements upper and lower shaker-style cabinetry with soft-close hardware, white quartz countertop, tile backsplash and an undermount sink
- Comfort-height folding cabinetry integrates the LG front load washer and dryer, while an entry closet adds further storage
- A window overlooking the backyard brings natural light into the workspace

### **Powder Room**

- 2-piece bathroom features hardwood flooring, a shaker-style vanity with a white quartz countertop, a tile backsplash, a wall-mounted mirror, pendant lighting and decorative wallpaper



## **Primary Bedroom**

- Main-level primary retreat features hardwood flooring, a modern ceiling fan, custom detailing along the headboard wall, east-facing windows with custom blinds, direct access to a private patio beneath a metal louvered pergola, a walk-in closet with extensive custom built-ins and a 5-piece ensuite

## **Ensuite Bathroom**

- 5-piece ensuite is finished with heated tile flooring and a soft, elegant material palette
- Generous double vanity features shaker-style soft-close cabinetry, white quartz countertop, two undermount sinks and matte black Riobel faucets
- Full-length vanity mirror is complemented by three wall-mounted light fixtures
- Freestanding soaker tub is set against a decorative floral wallpaper feature wall
- Fully tiled walk-in shower features matte black fixtures and a high transom window for natural light and privacy
- Private water closet completes the ensuite

## **Lower Level - Recreation Room**

- This large room creates a sophisticated destination for entertaining, relaxing and recreation with durable vinyl plank flooring and large windows overlooking the backyard
- Floor-to-ceiling gas fireplace with stone surround and a wood mantel anchors the lounge area, complemented by acoustic slat wall paneling and recessed lighting
- Custom wet bar features a substantial wood countertop, dedicated wine and glassware storage and a Hisense beverage cooler
- A separate glass-enclosed fitness area is complete with rubber gym flooring and floor-to-ceiling mirrors
- Walkout access connects the lower level directly to the covered patio, pool deck and backyard

## **Lower Level - Three Bedrooms**

- The first lower-level bedroom features vinyl plank flooring, double-door entry, large windows overlooking the pool, a walk-in closet with custom shelving, direct access to the covered patio and pool, and a private 4-piece ensuite
- The second bedroom features a spacious layout, southeast-facing window and a walk-in closet with custom built-ins
- The third bedroom features a spacious layout, southeast-facing window and a walk-in closet with custom built-ins

## **Lower Level - Two Full Bathrooms**

- 4-piece ensuite features heated tile flooring, a shaker-style vanity with white quartz countertop, tile backsplash and undermount sink, plus a fully tiled walk-in shower with frameless glass door
- 4-piece bathroom features heated tile flooring and a wall-to-wall shaker-style vanity with white quartz countertop, undermount sink, wall-mounted mirror and modern four-light fixture, with a private water closet and tub/shower combination



## LOCATION

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## *Resort-Style Living* In the Lower Mission

You'll love the effortless indoor-outdoor lifestyle this home offers, from its bright, beautifully finished interiors to the private saltwater pool and inviting backyard retreat. With DeHart Park just beyond the property and beaches, schools, recreation and local amenities close by, it's an exceptional place to enjoy the best of Lower Mission living.

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