



5-1750 WESTSIDE ROAD, KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



5-1750 WESTSIDE ROAD, KELOWNA

Perched atop a private mountainside overlooking Okanagan Lake, this extraordinary 10.5-acre estate offers panoramic lake views, complete privacy, and refined luxury living. With no homes above, more than five acres of private hiking trails, and Jenny Creek bordering the property, the setting is truly one of a kind.

Beautifully landscaped grounds feature mature orchards, a productive vineyard, grape-covered trellises, raised garden beds, and over 100 mature trees with individual irrigation.

Extensively renovated with over \$1 million in documented improvements, this custom-built residence blends timeless architecture with contemporary design. Expansive walls of glass frame spectacular lake and mountain views, while thoughtfully designed living spaces flow seamlessly to multiple covered terraces for effortless indoor-outdoor living.

Premium finishes and exceptional craftsmanship define the home, from the designer kitchen and boutique hotel-inspired primary suite to the generous entertaining spaces and fully self-contained legal suite.

Whether exploring your private trail network, harvesting fruit from the orchard, tending the vineyard and gardens, or simply relaxing while taking in the panoramic views, this remarkable property offers an unmatched Okanagan lifestyle where luxury and nature exist in perfect harmony.

DETAILS

Address	5-1750 Westside Road, Kelowna, BC, V1Z 3R9	Bedrooms	4
City	Kelowna	Bathrooms	5
		Finished Area	6,550 Sq. Ft.

SPECIFICATIONS

Lot Size	10.5 Acres	Zoning	RU2
Water	Private, Well	Legal Description	STRATA LOT 5 DISTRICT LOT 2186 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1512 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Sewer	Septic Tank		
Features	Easy Access, Landscaped, Near Park, Paved, Views, Private, Sprinklers in Ground, Dead End, Rural		
View	Lake, Mountains, Water, Valley	Ownership	Freehold, Strata

BUILDING FEATURES

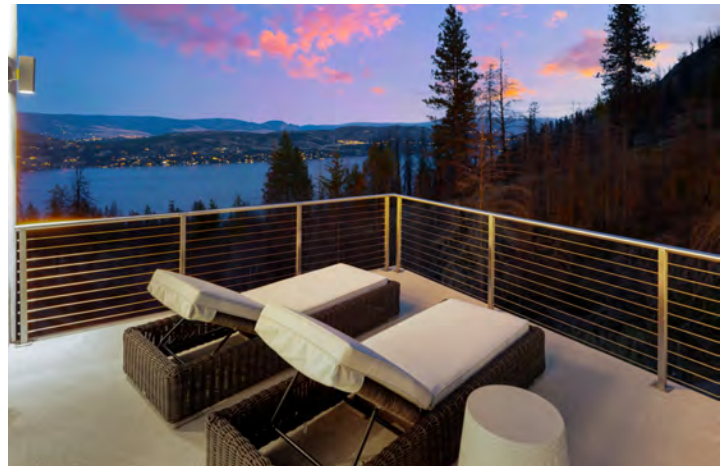
Finished Area	6,550 Sq. Ft.	Fireplace	2 Fireplaces (Wood Burning, Propane)
Year Built	1999	Parking	3 Garage Spaces Attached, Garage, On Site Strata Parking Type:Part of Strata/Assoc Lot
Storeys	3	Construction	Stucco, Wood Frame
Pool	Pool, In Ground, Outdoor	Foundation	Concrete Perimeter
A/C	Heat Pump	Exterior Features	Balcony, Private Yard, Garden, Sprinkler System, Storage
Heating	Electric, Heat Pump	Basement	Full, Finished, Walkout
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Wet Bar		
Monthly Fees	\$271.25		

ROOM SIZES

Main Level 5-Piece Ensuite Bath: 13'7" x 9'9" 2-Piece Bathroom: 5'2" x 9'6" Mud Room: 5'2" x 8'1" Dining Room: 16'1" x 19'10" Bedroom: 18'1" x 15'1" Living Room: 31'1" x 25'9" Kitchen: 13'8" x 22'1" Foyer: 12'10" x 14'11"	Lower Level Utility Room: 9'2" x 7'10" Bedroom: 11'10" x 13'10" 4-Piece Bathroom: 11'9" x 12'7" Bedroom: 17'1" x 13'0" Gym: 17'5" x 22'0" Recreation: 18'4" x 26'3" Gym: 18'2" x 21'8"	Second Level Family Room: 27'1" x 22'0" Library: 16'2" x 21'1" 5-Piece Ensuite Bath: 11'11" x 13'3" 2-Piece Bathroom: 8'10" x 5'1" Primary Bedroom: 19'2" x 19'4"
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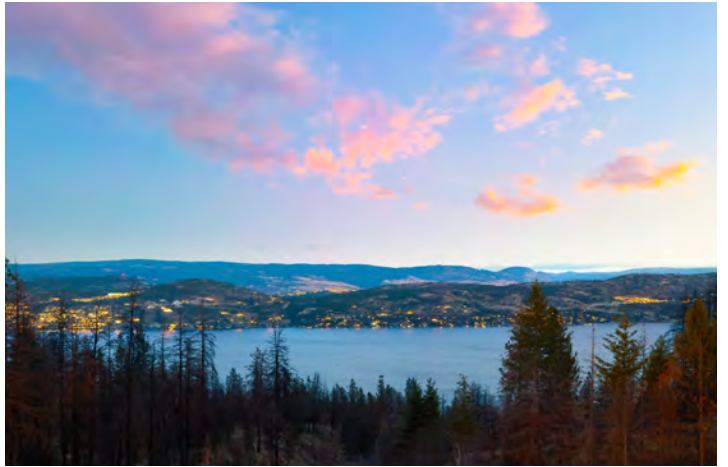








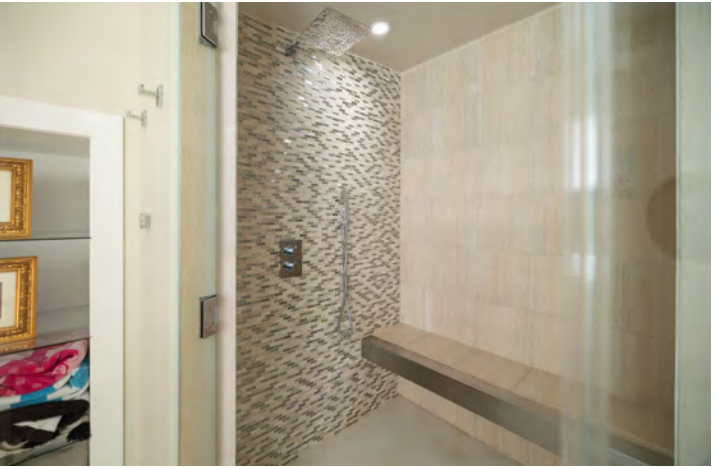






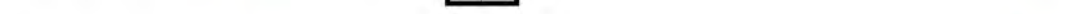












5-1750 Westside Rd, Kelowna, BC

Lower Level (Below Grade)

Exterior Area 2031.21 sq ft

Interior Area 1899.73 sq ft

Excluded Area 71.94 sq ft



0 6 12
ft

PREPARED: 2026/05/14



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

- Contemporary private estate, set atop the mountainside on an exceptionally private acreage with no homes above, offering panoramic Okanagan Lake views and a remarkable sense of seclusion
- Jenny Creek meanders along the property's edge as more than five acres of private hiking trails offer an exclusive connection to the surrounding natural landscape
- Resort-inspired outdoor setting features inground pool, hot tub, expansive terraces, raised garden beds, orchard spaces, and multiple lounging and entertaining areas immersed in nature
- Beautifully established grounds include more than 100 recently planted mature trees, each serviced by individual irrigation, complemented by extensive in-ground landscape lighting
- Productive orchard featuring more than 60 mature apple, cherry, peach, pear, plum, and apricot trees, many over 20 years old and producing abundant seasonal harvests
- Private vineyard with both table and wine grape varieties, complemented by mature grape-covered trellises, raspberries, blackberries, and newly constructed raised garden beds
- Floor-to-ceiling windows throughout the home frame dramatic lake views while filling the residence with natural light and seamless indoor-outdoor connection
- Custom millwork, wide plank oak hardwood flooring, soaring ceiling heights, designer lighting, and extensive 2021 renovations create a refined modern aesthetic throughout
- Fully renovated in 2021 with all new appliances, updated systems, and reinforced main-level structural footings designed to support the dramatic floor-to-ceiling fireplace feature
- Multiple private gathering spaces, guest retreats, upper-level lounge areas, and separate entertainment zones create exceptional flexibility for hosting family and guests
- Gated entry with recently resurfaced driveway, exposed aggregate detailing, extensive parking, and heated triple-car garage provide privacy and functionality for estate living
- Covered lakeview patios, wraparound deck spaces, pebble-finished balcony surfaces, recessed exterior lighting, and automated landscaping create an elevated outdoor living experience
- Over \$1 million in documented renovations and improvements have transformed nearly every room, thoughtfully blending timeless craftsmanship with modern luxury and functionality
- Located just a short scenic drive to Kelowna while positioned outside the speculation tax zone!

Inclusions

- Sub-Zero built-in refrigerator
- KitchenAid gas range
- KitchenAid built-in oven
- Bosch dishwasher
- Silhouette Professional wine cooler
- GE beverage fridge
- Master Chef beverage fridge
- Whirlpool front-load washer
- Whirlpool front-load dryer
- Hot tub
- Central vacuum system

Mechanical

- Rheem furnace
- Rheem and wall-mounted A/C units
- 1 x 200-amp electrical service
- 2 x 100-amp electrical services
- John Wood hot water tank
- Navien tankless hot water system
- Honeywell thermostat
- Duovac central vacuum system
- Viqua UV water filtration system
- Sediment filtration system

MAIN LEVEL

Entry

- Bright contemporary entry with strong architectural presence
- Dramatic floor-to-ceiling windows showcasing panoramic lake and mountain views
- Wide plank hardwood flooring, 12-foot ceiling height with a statement chandelier

Great Room

- Open concept with wide plank white oak hardwood flooring and soaring 18-foot ceilings
- Dramatic floor-to-ceiling wood-burning fireplace with limestone cladding and raised granite hearth
- Floor-to-ceiling west-facing windows overlooking Lake Okanagan and surrounding mountains
- Access to upper deck and outdoor entertaining spaces

Wet Bar

- Wide plank hardwood flooring, textured feature wall
- U-shaped entertainment and beverage bar located between kitchen and living areas
- Raised granite serving bar and undermount bar sink, with seating for 4 to 6
- Flat-front white cabinetry with black quartz countertops and modern hardware, open display shelving

Kitchen

- Wide plank hardwood flooring
- Beautifully designed as the central gathering space of the home, seamlessly connecting the living, dining, and entertaining areas
- Expansive central quartz island creates the perfect hub for casual dining, conversation, and hosting family and friends
- Raised black granite eating bar with waterfall edge and seating for three
- Striking two-tone kitchen design featuring flat-front black lower cabinetry with soft-close hardware and under cabinet lighting, complemented by full-height white upper cabinetry with contrasting black hardware
- Large undermount stainless steel sink positioned beneath lakeview window, full tile backsplash feature wall behind the stove complemented by the hood vent
- Hidden garage access integrated into cabinetry design

Dining Room

- Wide plank hardwood flooring
- Open-concept dining space thoughtfully positioned to capture breathtaking panoramic views of Lake Okanagan, surrounding mountains and valley landscapes
- Floor-to-ceiling west-facing windows create an extraordinary backdrop for everyday dining and elevated entertaining experiences
- Seamless connection to the kitchen, living room, and outdoor deck spaces allows for effortless flow when hosting family and guests
- Limestone-clad fireplace feature wall adds warmth, texture, and architectural presence to the space
- Direct access to the wraparound lakeview deck enhances the indoor-outdoor lifestyle and creates the perfect setting for sunset dining and evening gatherings
- 8'8" ceiling height contributes to the bright, airy atmosphere and expansive feel of the home

Mudroom

- Wide plank hardwood flooring
- Large window overlooking side gardens and landscaped grounds
- Cabinetry with quartz countertop and stainless-steel sink
- Functional transition space with direct access to garage and outdoors

Primary Bedroom

- The main-level primary bedroom features hardwood flooring, floor-to-ceiling windows with power blinds, double-door closet with custom built-ins, and private 5-piece ensuite

Two Bathrooms

- 5-piece main-level primary ensuite features porcelain tile flooring, oversized vanity with granite countertops and two, undermount sinks, white cabinetry, tile backsplash, linen storage, large soaker tub with pool views, and fully tiled walk-in shower
- 2-piece powder room features hardwood flooring, floating vanity with quartz counter and undermount sink, under cabinet lighting, wall-mounted Toto toilet, and built-in linen storage

UPPER LEVEL

Library/Hall

- Original oak hardwood flooring
- Warm and inviting upper-level retreat overlooking the dramatic living space below
- Custom built-in bookshelves create the perfect setting for a reading lounge, home library, or peaceful workspace
- East and west-facing windows fill the space with natural light throughout the day while framing beautiful forest and lake views
- Open metal railings maintain connection to the main living area below while still offering a quiet sense of separation and privacy
- Provides a peaceful getaway within the home, ideal for morning coffee, reading, conversation, or quiet reflection above the lake views

Family Room

- Exceptional upper-level retreat surrounded by floor-to-ceiling windows on three sides, creating a bright and inviting atmosphere immersed in natural light and panoramic views
- Designed as the perfect “away” space within the home for evening movie nights, games, music, or quiet relaxation separate from the main living areas
- Sliding-door storage closet provides convenient organization
- Plush carpet flooring, wall-mounted booster A/C unit for added comfort
- In-ceiling speakers enhance the entertainment experience and create an ideal setting for cozy evenings with family and guests

Primary Bedroom

- The upper-level primary bedroom features oak hardwood flooring, dramatic floor-to-ceiling west-facing windows with unobstructed lake and mountain views, decorative feature wall paneling, private south-facing balcony, walk-in closet with custom built-ins, two additional custom closets, and luxurious 5-piece ensuite

Two Bathrooms

- 5-piece upper-level primary ensuite features heated marble tile flooring, free standing tub with garden views, floating vanity with marble countertop, backsplash and two undermount sinks, under cabinet lighting, integrated vanity lighting, fully tiled walk-in shower, and private water closet
- 2-piece upper-level bathroom features tile flooring, white flat-front cabinetry with quartz counter and undermount sink, laundry folding counter area, and a double-door laundry closet

LOWER LEVEL

Gym

- Expansive lower-level fitness studio designed as a true wellness retreat with generous room for professional-grade equipment, yoga, stretching, and personal training space
- Large west and south-facing windows fill the room with natural light while capturing peaceful lake, mountain, and forest views during workouts
- Sliding glass doors provide seamless access to the covered outdoor patio and hot tub area, creating an enjoyable indoor-outdoor fitness experience
- In-ceiling speaker system and recessed lighting enhance the atmosphere for high-energy training sessions or peaceful recovery and wellness routines
- Concrete and tile flooring provide durability
- Ideal for fitness enthusiasts seeking a private resort-style workout environment with spa-inspired amenities only steps away

Recreation Room

- Flexible layout easily accommodates media viewing, children's play areas, games tables, or extended family lounging while maintaining separation from the main living spaces above
- Large west-facing windows frame beautiful lake, mountain, and backyard views
- Cozy wood-burning fireplace with marble tile surround creates a warm atmosphere ideal for movie nights, games, or quiet evenings
- Custom built-in entertainment wall and a wet bar with granite countertop, undermount sink and beverage fridge enhance the lower level's entertaining potential

Two Bedrooms

- The first bedroom features carpet flooring, double-door closet, sliding glass doors to patio and backyard spaces
- The second bedroom features carpet flooring, built-in storage, and a window

Full Bathroom

- The lower-level 4-piece bathroom features concrete flooring, two single vanities with quartz countertops and vessel sinks, wall-mounted faucets, fully tiled feature walls, wood window coverings, and luxurious Thermasol steam shower with built-in bench seating and dual showerheads

LOCATION



SCHOOLS

4 public & 3 Catholic schools serve this home. Of these, 3 have catchments. There are 4 private schools nearby.



PARKS & REC

5 playgrounds, 1 dog park and 63 other facilities are found in major parks near this home.



TRANSIT

1 street transit stops within a 10 min walk. Street transit stop less than a 9 min walk away.



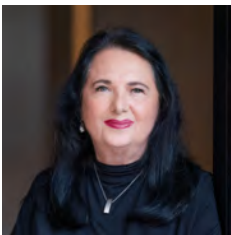
Amazing Architectural Retreat

Perched Above Okanagan Lake

The perfect blend of modern design, privacy, and resort style living come together on 10.5 acres. Enjoy panoramic lake and mountain views, private walking trails with direct access to Crown land, and a hobby orchard with a variety of fruit trees, all surrounding nearly 6,400 sq. ft. of beautifully renovated living space. An exceptional property.

—Jane Hoffman

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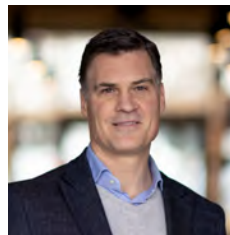
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