



1103 GLENVIEW COURT, KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



1103 GLENVIEW COURT, KELOWNA

Timeless Craftsman architecture, exceptional craftsmanship, and beautifully curated living spaces define this custom walk-out bungalow in prestigious Glenview Court. Set on a meticulously landscaped 0.25-acre property just minutes from downtown Kelowna, Okanagan Lake and Kelowna Golf & Country Club, this residence offers seamless indoor-outdoor living overlooking tranquil gardens and a shared pond with cascading waterfalls.

Vaulted ceilings, hardwood floors, 8-foot solid wood doors, custom millwork, and a striking double-sided stone fireplace create a warm, elegant atmosphere.

The gourmet kitchen features rich wood cabinetry, granite countertops, premium appliances, a walk-in pantry, and an entertainer's island, flowing into dining and living spaces that open to extensive covered outdoor living surrounding three sides of the home, with Phantom screens, gas hookups, and peaceful water views.

The main level features a dedicated office and a private primary retreat with a heated-floor ensuite, oversized walk-in closet, direct access to the laundry room, and French doors opening to the covered deck.

The walk-out lower level offers a spacious recreation room, wet bar, 2 bedrooms, covered patio access and a hot tub.

A rare 1,190 sq. ft. workshop beneath the oversized triple garage with a vehicle lift, creates exceptional space for collectors, hobbyists, or car enthusiasts. Geothermal heating and cooling, an air purification system, water softener, central vacuum, and meticulous attention to detail complete this home.

DETAILS

Address	1103 Glenview Court, Kelowna, BC, V1Y 0A7	Bedrooms	3
City	Kelowna	Bathrooms	4
		Finished Area	5,555 Sq. Ft.

SPECIFICATIONS

Lot Size	0.25 Acres	Zoning	MF1
Water	Municipal	Legal Description	STRATA LOT 20 SECTION 30 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS3808 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Sewer	Connected		
Features	Central Business District, Landscaped, Near Park, Near Public Transit, Sprinklers in Ground, Dead End	Ownership	Freehold, Bare Land Strata

BUILDING FEATURES

Finished Area	5,555 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2011	Parking	7 Garage Spaces Attached, Garage, On Site Strata Parking Type:Part of Strata/Assoc Lot
Storeys	2	Construction	Stone, Wood Frame, Fiber Cement
A/C	Geothermal	Foundation	Concrete Perimeter
Heating	Geothermal	Exterior Features	Balcony, Private Yard, Sprinkler System, Hot Tub, Storage
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Wall Mounted TV, Wet Bar, Vaulted Ceilings, Air Filtration	Basement	Full, Finished, Walkout
Monthly Fees	\$367.28		

ROOM SIZES

Main Level	Lower Level
Laundry: 8'9" x 9'2"	Workshop: 44'1" x 45'0"
Living Room: 23'9" x 14'11"	Bedroom: 14'0" x 17'7"
5-Piece Ensuite Bath: 14'6" x 13'0"	Other: 15'3" x 15'10"
2-Piece Bathroom: 2'6" x 8'0"	Utility Room: 8'6" x 9'7"
Office: 14'9" x 14'11"	Storage Room: 13'5" x 14'1"
Foyer: 8'3" x 9'5"	Storage Room: 6'2" x 3'5"
Primary Bedroom: 13'2" x 15'2"	Storage Room: 6'11" x 6'11"
Mud Room: 9'2" x 9'4"	Recreation: 26'10" x 32'1"
Kitchen: 17'1" x 18'3"	Bedroom: 13'3" x 11'6"
Dining Room: 14'1" x 17'3"	4-Piece Bathroom: 10'8" x 9'0"
	3-Piece Bathroom: 8'7" x 8'2"





















1103 Glenview Court, Kelowna, BC

Main Floor Exterior Area 2276.74 sq ft
Interior Area 2126.40 sq ft
Excluded Area 1100.12 sq ft



0 7 14
ft

PREPARED: 2026/08/05



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.

1103 Glenview Court, Kelowna, BC

Lower Level (Below Grade) Exterior Area 3278.19 sq ft
Interior Area 3111.00 sq ft
Excluded Area 48.13 sq ft



0 6 12
ft

PREPARED: 2026/08/05



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EXCEPTIONAL FEATURES

- Timeless Craftsman-inspired bungalow offering over 5,500 sq. ft. of beautifully maintained living space with 3 bedrooms and 4 bathrooms across two fully finished levels
- A rare park-like setting in the heart of Kelowna, where mature landscaping, established trees and the gentle sound of fountains and waterfalls create an exceptional sense of privacy and calm
- Classic Craftsman architecture is expressed through natural stone accents, carriage-style garage doors, substantial wood detailing, decorative glazing and richly finished interior millwork
- High ceilings, Mahogany hardwood flooring and generous room proportions create an inviting sense of scale throughout the main level
- Eight-foot wood-panel interior doors and extensive custom cabinetry
- Central staircase features hardwood treads, solid wood railings, integrated stair lighting, a statement chandelier and high transom windows add natural light into the home
- Expansive upper deck and lower patio spaces extend the home into its landscaped surroundings, with multiple areas for dining, relaxing and entertaining
- Covered upper deck has floating concrete tile, open iron railings, coffered ceiling detail, Phantom screens, gas hookups and peaceful views over the gardens, fountain & pond
- Multiple access points from the great room, dining area and primary suite create seamless indoor-outdoor flow
- Manicured backyard features mature trees, established gardens, a grassy area, private lounge spaces and direct access to the shared pond & pathways
- Hot tub is tucked into the lower outdoor living area for year-round relaxation
- Oversized triple garage has carriage-style doors, baseboard heating, utility sink and hot and cold water bibs
- Rare 1,190 sq. ft. workshop and storage area is located beneath the main garage and can be accessed by a vehicle lift system, creating exceptional space for automotive enthusiasts, hobbies or extensive storage
- Suspended-slab workshop includes painted concrete flooring, approximately 9'5" ceilings and Armstrong Monitoring gas-detection equipment
- Paver-stone driveway with parking for 4-vehicles, complemented by mature landscaping, flagstone pathways & an inviting inner courtyard
- Privately positioned within The Bridges at Glenview Pond, an exclusive two-acre residential enclave centred around upper and lower ponds, waterfalls, landscaped walking paths and decorative bridges
- Close to schools, restaurants, beaches, the Rail Trail, Knox Mountain Park, the Cultural District and downtown Kelowna, the Kelowna Yacht Club and the Kelowna Golf & Country Club

Inclusions

- Samsung French door refrigerator
- Samsung dishwasher
- Dacor five-burner gas cooktop
- Dacor built-in electric oven
- Dacor warming drawer
- Sharp built-in microwave
- Beverage cooler
- Wine cooler
- Frigidaire refrigerator
- Samsung front-load washer & dryer

Mechanical/Systems

- Geotility geothermal heating and cooling system
- 200-amp main service panel
- 100-amp subpanel
- A.O. Smith hot water tank
- Nvent, Honeywell Home and Ouellet thermostats
- DSC security system
- AprilAire air purification
- Duro water softener
- Nilfisk central vacuum system
- Irritrol irrigation system

MAIN LEVEL

Entry/Foyer

- Hardwood flooring and a 12' ceiling create a bright, welcoming arrival
- Open sightlines extend toward the great room and landscaped backyard
- The home's rich Craftsman detailing is immediately noticed through the warm wood finishes and substantial architectural trim

Kitchen

- Rich Craftsman-inspired kitchen features Mahogany hardwood flooring and a dramatic 16' vaulted ceiling
- Traditional wood cabinetry crafted by Westwood Cabinetry is detailed with crown mouldings, soft-close hardware, granite countertops, tile backsplash and integrated display features
- Central island with curved granite top provides seating for four, generous storage and an undermount Blanco double sink beneath four pendant lights
- Walk-in pantry with frosted glass door, the built-in open shelving provides excellent storage
- Built-in appliance garage and custom media cabinet add thoughtful functionality
- Appliance package includes Dacor five-burner gas cooktop, Dacor built-in electric oven, Dacor warming drawer, Sharp built-in microwave, Samsung French door refrigerator and Samsung dishwasher
- Open connection to the dining and great room provides good flow for daily living and entertaining

Dining

- Soaring 16' vaulted ceiling and high transom window enhances the sense of scale
- Elegant bronze-finish chandelier creates a warm focal point above the dining area
- Three ceiling fans, integrated lighting and in-ceiling speakers support comfortable entertaining
- Large doors open directly to the courtyard dining area and upper deck
- Custom wet bar features traditional-style cabinetry, granite countertop, tile backsplash, built-in wine storage, glassware display, beverage cooler and dedicated wine cooler

Great Room

- Vaulted ceiling and high transom windows create impressive volume while drawing in morning light
- Double-sided stone-clad gas fireplace with wood mantel anchors the room and creates a warm connection to the adjoining exterior deck
- In-ceiling and wall-mounted speakers support entertaining
- Two large sliding doors open directly to the upper deck and gardens beyond

Office/Den

- Hardwood flooring continues the home's warm material palette
- Three windows frame beautiful views of the landscaped front yard
- French-door entry to this refined and private workspace

Laundry

- Tile flooring, upper and lower cabinetry, quartz countertops, a skylight, tile backsplash and an undermount stainless-steel sink create a polished and highly functional workspace
- Comfort-height folding area, hanging bar, built-in ironing board and Samsung front-load washer and dryer add everyday convenience

Mudroom

- Tile flooring is paired with upper and lower soft-close cabinetry, quartz countertop and a spacious entry closet
- Large window overlooking the front landscaping brings natural light into the space

Primary Bedroom

- The primary bedroom features hardwood flooring, recessed lighting and integrated speakers, a ceiling fan, custom drapery, French doors opening to the upper deck, an oversized walk-in closet with extensive his-and-her built-ins and a 5-piece ensuite

Two Bathrooms

- 2-piece powder room features hardwood flooring, a hand-selected antique vanity with a granite countertop, undermount sink and granite backsplash
- 5-piece primary ensuite features heated tile flooring, a custom double vanity with traditional soft-close cabinetry, cream quartz countertop, tiled backsplash, illuminated framed mirrors, a corner soaker tub positioned beneath a pond-view window, an oversized fully tiled walk-in shower with built-in bench, waterfall and handheld wand shower heads plus a private water closet

Lower Level - Recreation Room

- Cork flooring and a 9' ceiling create a warm and comfortable secondary living space
- Open layout provides generous space for entertaining, fitness or play
- Wall of windows and large sliding doors connect directly to the lower patio and gardens
- Open connection to the wet bar creates a natural entertaining zone

Lower Level - Wet Bar

- Granite countertop and undermount sink are paired with upper and lower cabinetry and under-cabinet lighting
- Raised bar top provides seating for four beneath pendant lighting

Lower Level - Two Bedrooms

- The first bedroom features cork flooring, large windows overlooking the backyard and a double-door closet with built-in organization
- The second bedroom features cork flooring, large backyard-facing windows and a walk-in closet with built-in hanging storage

Lower Level - Two Full Bathrooms

- 4-piece bathroom features tile flooring, a large vanity with quartz countertop and undermount sink, tiled backsplash and traditional wood cabinetry, with a separate room for the toilet and moulded tub/shower combination
- 3-piece bathroom features tile flooring, a moulded walk-in shower and a traditional-style vanity with quartz countertop, undermount sink and tiled backsplash

Lower Level - Storage/Workshop

- Impressive 1,190 sq. ft. space beneath the suspended-slab garage features painted concrete flooring, 9'5" ceiling height and a car lift system providing access from the main garage
- Generous proportions offer excellent flexibility for a workshop, vehicle storage, golf simulator, media/music room or other recreational uses
- Vehicle lift provides direct access from the garage above
- Armstrong Monitoring gas detection system

LOCATION





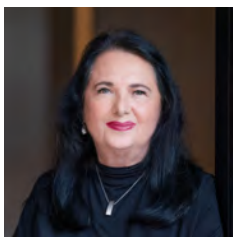
Timeless Craftmanship Meets Effortless Luxury

In Rare Park-like Setting

A thoughtfully designed floorplan with expansive living spaces, tranquil gardens and seamless indoor-outdoor living. The home offers both convenient everyday living with exceptional entertaining spaces. Close to schools, restaurants, beaches, the Rail Trail, Knox Mountain Park, the Cultural District and downtown Kelowna.

—Jane Hoffman

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PRESENTED BY

JANE HOFFMAN

Personal Real Estate Corporation

250-862-7800

jane@janehoffman.com



CO-LISTED BY

JADE GAUDET

Real Estate Professional

250-231-0600

jade@janehoffman.com



JANE HOFFMAN
REALTY

250-866-0088

inquiry@janehoffman.com

janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4



JANE HOFFMAN
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100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4
250-866-0088 • www.janehoffman.com