



5678 MOUNTAINSIDE COURT, KELOWNA

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN
REALTY



5678 MOUNTAINSIDE COURT, KELOWNA

Positioned in the Highlands of Kettle Valley, this contemporary walkout rancher captures expansive lake, mountain and valley views from a quiet no-through road in the Upper Mission.

Offering over 4,000 sq. ft. of living, 4 bedrooms and 4 bathrooms, the home combines spacious interiors with exceptional outdoor living.

The main level features wide-plank hardwood, vaulted ceilings and a light-filled great room with floor-to-ceiling windows and tiled gas fireplace. Renovated in 2025, the kitchen pairs light wood grain cabinetry and quartz surfaces with premium Thermador, Bosch and Miele appliances, a large island and adjoining wet bar. The dining area opens to a covered deck with an outdoor fireplace and glass railings that allow the lake, city and mountain views to remain uninterrupted.

The primary retreat captures beautiful scenic views and has a walk-in closet and 5-piece ensuite with heated floors and freestanding tub. A dedicated office and laundry complete the main level.

Downstairs offers three bedrooms, a spacious recreation room with wet bar, theatre and direct access to the backyard.

Outdoors, enjoy a heated pool, Pure Cube sauna, covered patio and grassy yard overlooking the Okanagan landscape. An oversized heated triple garage completes the property.

Minutes to nearby walking trails and amenities.

DETAILS

Address	5678 Mountainside Court, Kelowna, BC, V1W 5L5	Bedrooms	4
City	Kelowna	Bathrooms	4
		Finished Area	4,079 Sq. Ft.

SPECIFICATIONS

Lot Size	0.4 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT 8 SECTION 14 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP51040
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Near Park, Views, Sprinklers in Ground, Dead End		
View	Lake, Mountains, Bridges, City		

BUILDING FEATURES

Finished Area	4,079 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	2017	Parking	3 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Stucco, Wood Frame
Pool	Pool, In Ground, Outdoor, Equipment, Heated	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Sprinkler System
Heating	Forced Air	Basement	Full, Finished, Walkout
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Wet Bar, Instant Hot Water, Air Filtration		

ROOM SIZES

Main Level	Lower Level
Mud Room: 7'9" x 8'8"	Bedroom: 12'7" x 14'10"
Primary Bedroom: 14'9" x 14'10"	Bedroom: 12'5" x 12'10"
Pantry: 7'9" x 6'9"	4-Piece Bathroom: 12'0" x 8'8"
Office: 11'7" x 10'1"	3-Piece Bathroom: 8'7" x 8'3"
Living Room: 28'7" x 15'1"	: 14'2" x 20'5"
Laundry: 11'0" x 5'11"	Bedroom: 15'4" x 9'6"
Kitchen: 19'3" x 9'10"	Storage Room: 5'1" x 8'7"
Foyer: 11'3" x 10'8"	Recreation: 28'8" x 17'1"
Dining Room: 19'3" x 12'10"	Utility Room: 7'1" x 8'6"
5-Piece Ensuite Bath: 16'7" x 12'11"	Laundry: 5'9" x 11'4"
2-Piece Bathroom: 6'2" x 5'6"	













5678 Mountainside Ct, Kelowna, BC

Main Floor Exterior Area 2047.63 sq ft
Interior Area 1911.98 sq ft
Excluded Area 987.86 sq ft



0 6 12
ft

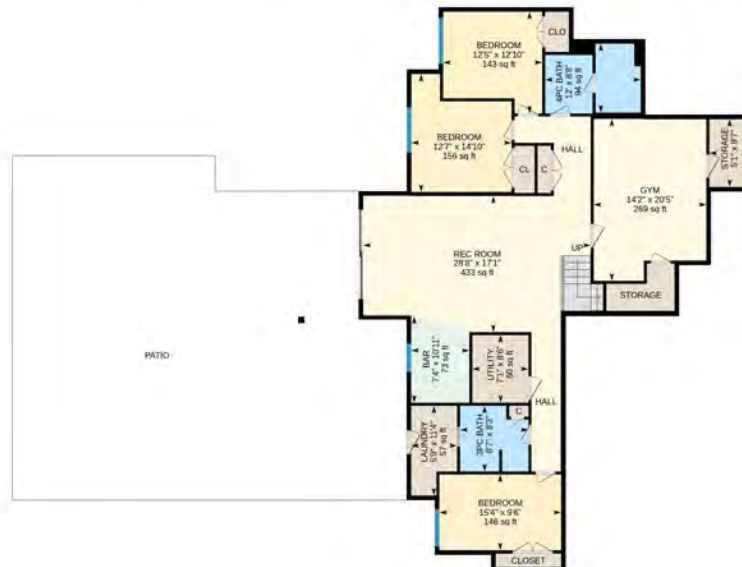
PREPARED: 2026/08/14



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.

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Lower Level (Below Grade) Exterior Area 2031.18 sq ft
Interior Area 1891.29 sq ft



0 5 10
ft

PREPARED: 2026/08/14



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EXCEPTIONAL FEATURES

- Custom-built by 3rd Generation Homes, offering 4 bedrooms, 4 bathrooms and approximately 4,078 sq. ft. of beautifully finished living space on a 0.39-acre property
- Contemporary architecture with dramatic sloped rooflines, natural stone, stucco and warm wood soffits creates a striking modern profile
- Positioned in the Highlands of Kettle Valley capturing sweeping lake, city, mountain and valley views from both levels and the outdoor living spaces
- Quiet no-through road setting offers privacy while remaining a short drive from Kettle Valley Village Centre and everyday neighbourhood conveniences
- Extensive 2025 kitchen renovation introduces wood-grain cabinetry, charcoal quartz surfaces and a refined contemporary material palette
- Wide-plank distressed hardwood flooring extends throughout the main level living areas, complemented by updated carpet on the staircase and new wide-plank laminate flooring on the lower level
- Resort-inspired backyard features a heated in-ground pool, concrete pool deck, large grassy area, landscape lighting and panoramic views
- Outdoor Pure Cube sauna adds a wellness element beside the pool
- Covered lower patio features recessed lighting, in-ceiling speakers, gas hookup and direct connection to the pool and yard
- Expansive upper deck is designed for outdoor dining and lounging with floating tile, frameless glass railings, wood ceiling detail, recessed lighting, in-ceiling speakers, gas barbecue hookup and outdoor Napoleon gas fireplace
- Professionally landscaped grounds include lawn, rock bed and established shrubs with irrigation throughout
- Heated oversized triple garage provides generous vehicle and gear storage, built-in shelving and convenient side-yard access
- Abundant storage throughout both levels, including dedicated lower-level storage rooms and custom closet built-ins
- Located close to Kettle Valley Village Centre with restaurants, fitness, childcare and everyday services, offering a welcoming neighbourhood feel within one of Kelowna's most established communities

Inclusions

- Bosch refrigerator
- Thermador induction cooktop
- Double Bosch wall ovens
- Miele dishwasher
- Panasonic microwave
- Marvel beverage refrigerator
- Marvel wine refrigerator
- LG front-load washer and dryer
- Samsung stacking washer/dryer

Mechanical/Systems

- Lennox furnace and air conditioner
- 200-amp service panel
- Navien hot water system, Culligan water softener
- Nvent and Honeywell Home thermostats
- Honeywell Home security system
- EV charger
- MVAC central vacuum
- Hunter irrigation system
- Pentair pool equipment

MAIN LEVEL

Entry/Foyer

- Covered entry is framed by natural stone pillars, warm wood ceiling detail, recessed lighting, a water feature and exposed aggregate walkway
- The 14' interior ceiling and a cascading chandelier create an impressive arrival
- Open staircase with glass railings and stainless-steel framing maintains sightlines to the lower level and surrounding views

Great Room

- Wide-plank hardwood flooring and a 16' vaulted ceiling create a dramatic yet inviting central living space
- Floor-to-ceiling tiled gas fireplace with TV mount is flanked by floating storage cabinetry with soft-close hardware
- Expansive floor-to-ceiling windows frame panoramic lake and mountain views

Kitchen

- Fully renovated in 2025 with natural wood-grain flat-panel cabinetry, soft-close hardware, charcoal quartz countertops and a full-height tiled backsplash
- 10' ceiling with decorative wood beams, recessed lighting and in-ceiling speakers adds warmth and architectural character
- Floor-to-ceiling cabinetry maximizes storage and incorporates convenient pull-out pantry drawers
- Large central island with an undermount Blanco sink provides extensive prep space and storage
- Walk-in pantry with tile flooring and built-in shelving provide organized everyday storage
- Thermador Wi-Fi-compatible induction cooktop is paired with a custom Elica hood, wall-mounted pot filler and double Bosch wall ovens
- Paneled Bosch refrigerator, paneled Miele dishwasher and Panasonic built-in microwave maintain the streamlined contemporary aesthetic

Wet Bar

- Light wood-grain flat-panel cabinetry with soft-close hardware is paired with quartz countertops, full-height tile backsplash and an undermount prep sink
- Appliance garage, floating shelving, Marvel beverage refrigerator and wine refrigerator create a polished entertaining station

Dining

- Wide-plank hardwood flooring and decorative wood beams extend the kitchen's warm contemporary aesthetic
- Open-concept layout connects seamlessly with the kitchen and great room
- Expansive glazing captures lake, mountain and city views
- Sliding doors provide direct access to the covered upper deck

Mudroom

- Tile flooring and direct access to both the kitchen and garage
- Custom built-in bench seating, open cubbies, coat hooks, and additional upper storage compartments

Office/Den

- Hardwood flooring and a large front-facing window create a bright workspace
- Statement chandelier and Hunter Douglas window coverings complete the room

Laundry

- Tile flooring is paired with white flat-panel soft-close cabinetry, stainless-steel sink, hanging bar and comfort-height folding surface
- LG front-load washer and dryer complete the space
- Direct access to the primary walk-in closet for added convenience

Primary Bedroom

- Complete with hardwood flooring, large windows framing lake, mountain and city views, motorized blinds, in-ceiling speakers and a private 5-piece ensuite

Two Bathrooms

- 2-piece powder room features matte porcelain hexagon tile flooring, floating wood-veneer vanity with soft-close cabinetry, quartz countertop, undermount sink and under-cabinet lighting
- 5-piece primary ensuite features heated tile flooring, double vanity with white flat-panel cabinetry, soft grey quartz countertops and two undermount sinks, oversized tiled corner shower with built-in bench, waterfall and handheld wand shower heads, freestanding soaker tub positioned beneath a lakeview window equipped with a motorized blind, chandelier and private water closet

Lower Level - Recreation Room/Wet Bar

- New wide-plank laminate flooring creates a bright contemporary secondary living space
- Sliding glass doors open directly to the pool deck for effortless indoor-outdoor flow
- Integrated wet bar features white flat-panel soft-close cabinetry, soft grey quartz countertop, undermount stainless-steel sink and Riobel faucet

Lower Level - Theatre/Flex Space

- Wide-plank laminate flooring provides a durable finish for media, fitness or recreation
- Panasonic home theatre includes a ceiling-mounted projector and in-ceiling speakers
- Large under-stair closet and an additional storage room provide valuable organization

Lower Level - Three Bedrooms

- The first bedroom features plush carpeting, a large backyard-facing window with lake and mountain views and a double-door closet with custom built-ins
- The second bedroom features plush carpeting, generous proportions, a backyard-facing lake and mountain-view window and a double-door closet with custom built-ins
- The fourth bedroom features plush carpeting, a large window and a double-door closet with custom built-ins

Lower Level - Two Full Bathrooms

- 4-piece bathroom features tile flooring, a floating vanity with soft-close cabinetry, vessel sink and Riobel faucet, and a separate tub/shower combination and water closet area
- 3-piece bathroom features heated tile flooring, a floating vanity with soft-close cabinetry, a vessel sink and Riobel faucet, and a walk-in shower with handheld wand shower head

Lower Level - Second Laundry

- Tile flooring
- Custom built-in bench with storage above and below
- Stacking Samsung washer and dryer
- Direct access to the pool deck

LOCATION





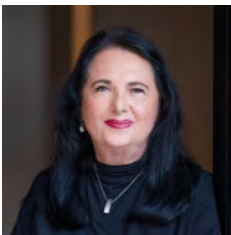
A Stunning Kettle Valley Residence

Where Contemporary Design Meets the
Warmth of Family Living

Thoughtfully crafted interiors, soaring spaces, and abundant natural light blend with the inviting sense of luxury. Set on a quiet court, this exceptional home offers welcoming comfort and scenic Okanagan living.

—Jane Hoffman

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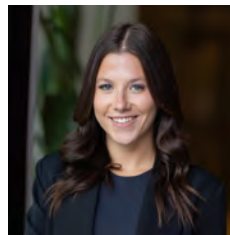
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