



3380 NEID ROAD, KELOWNA

Presented by

Dean Simonelli
Real Estate Professional



JANE HOFFMAN
REALTY



3380 NEID ROAD, KELOWNA

A rare vineyard estate in East Kelowna, set on 4.35 acres surrounded by grapevines and neighbouring orchards with sweeping views of Okanagan Lake, the city and mountains. Private yet minutes from city conveniences, this distinctive residence offers 5,580 sq. ft. across three levels, with 5 bedrooms and 5 bathrooms.

More than two acres are within the ALR, with established Bacchus grapes that have been purchased by local wineries.

Character-rich interiors feature arched openings, hardwood and tile floors, a curved staircase and a thoughtful connection to the surrounding landscape. Generous living and dining spaces open to an expansive covered deck overlooking the lake and pool. The kitchen features granite surfaces and extensive wood cabinetry, while a climate-controlled wine room complements the vineyard setting.

Upstairs, the spacious primary retreat opens to a private view deck, while additional bedrooms provide flexibility for family and guests. The lower level offers a second kitchen, recreation room and additional bedrooms with direct access to the pool area.

Outside, the in-ground pool, expansive decks and terraces create multiple places to relax, entertain and take in the views. An oversized heated double garage plus detached single garage complete this exceptional East Kelowna property.

DETAILS

Address	3380 Neid Road, Kelowna, BC, V1W 4H5	Bedrooms	5
City	Kelowna	Bathrooms	5
		Finished Area	5,371 Sq. Ft.

SPECIFICATIONS

Lot Size	4.35 Acres	Zoning	A1
Water	Municipal	Legal Description	LOT 2 SECTION 16 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN 8853
Sewer	Septic Tank	Ownership	Freehold, Fee Simple
Features	Landscaped, Private, Near Golf Course, Irregular Lot		
View	Lake, Mountains, City, Water, Vineyard, Panoramic		

BUILDING FEATURES

Finished Area	5,371 Sq. Ft.	Fireplace	3 Fireplaces (Gas, Wood Burning)
Year Built	1998	Parking	3 Garage Spaces Attached, Garage
Storeys	3	Construction	Stucco, Wood Frame, Brick
Pool	Pool, In Ground, Outdoor	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Private Yard
Heating	Forced Air, Natural Gas, Baseboard	Basement	Full, Finished, Walkout
Interior Features	Kitchen Island, Double Vanity, Pantry		

ROOM SIZES

Main Level	Lower Level	Second Level
Mud Room: 9'4" x 12'7"	Bedroom: 11'7" x 9'9"	Primary Bedroom: 19'1" x 18'5"
Foyer: 19'1" x 19'1"	Cold Room: 4'8" x 18'8"	Bedroom: 11'9" x 12'10"
2-Piece Bathroom: 6'3" x 9'0"	Utility Room: 5'1" x 11'10"	4-Piece Bathroom: 11'4" x 11'11"
Dining Room: 12'4" x 9'6"	Bedroom: 11'7" x 9'9"	
Storage Room: 12'0" x 3'9"	Utility Room: 5'11" x 5'10"	
Pantry: 8'0" x 9'2"	4-Piece Bathroom: 10'3" x 8'9"	
Bedroom: 11'6" x 14'9"	Wine Cellar: 7'2" x 7'8"	
Living Room: 15'7" x 24'11"	Utility Room: 8'9" x 8'2"	
Family Room: 27'2" x 28'11"	Recreation: 11'4" x 25'11"	
3-Piece Bathroom: 15'1" x 5'10"	Kitchen: 9'5" x 11'11"	
Kitchen: 14'4" x 12'9"		
4-Piece Ensuite Bath: 7'11" x 4'11"		













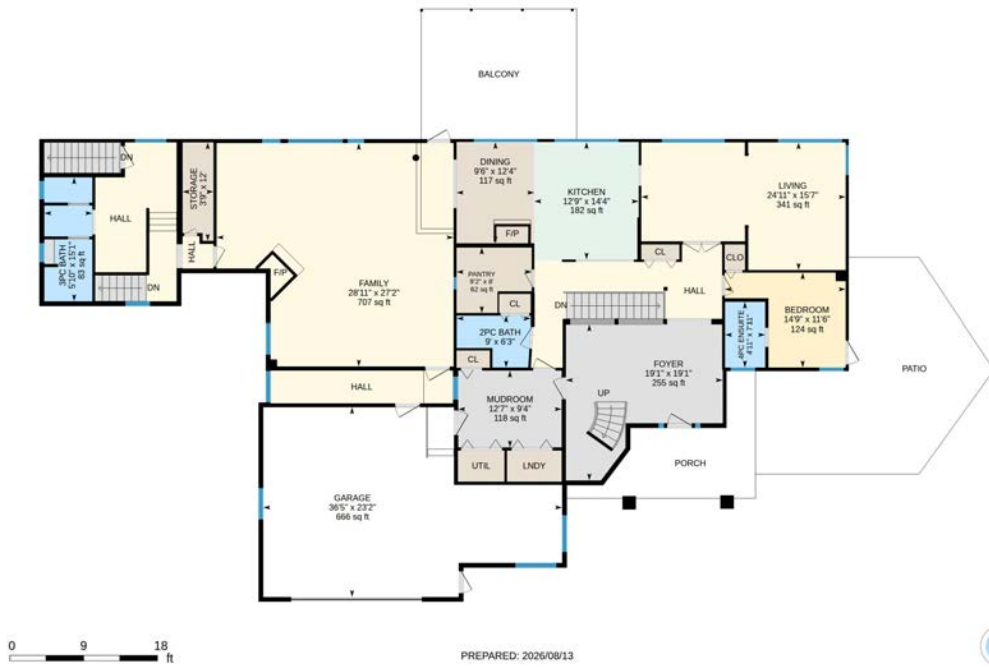






3380 Neid Rd, Kelowna, BC

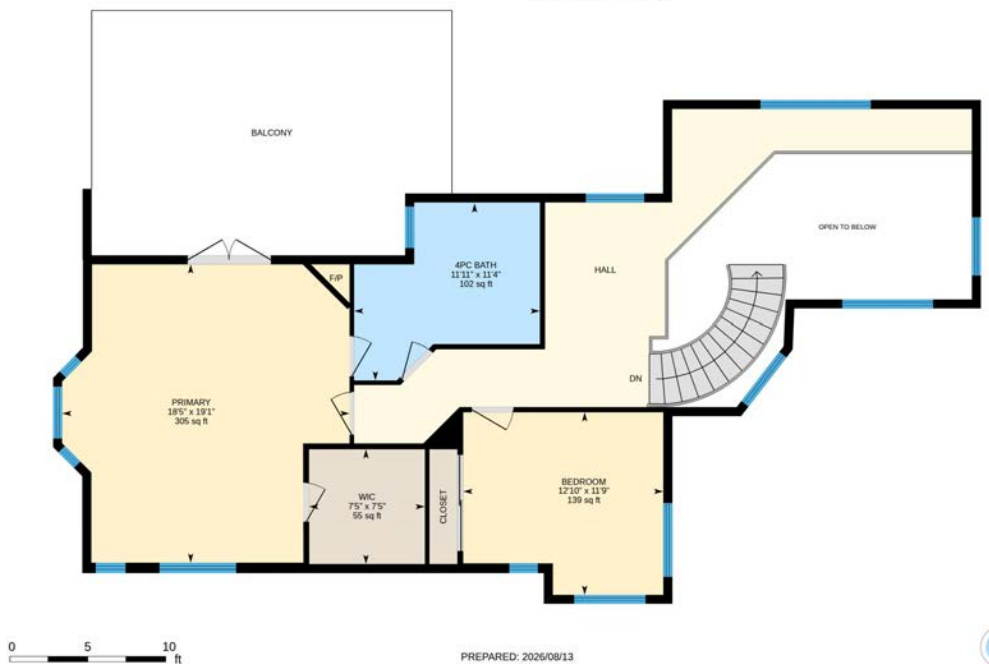
Main Floor Exterior Area 3028.00 sq ft
Interior Area 2866.76 sq ft
Excluded Area 710.96 sq ft



White 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.

3380 Neid Rd, Kelowna, BC

Upper Level Exterior Area 1012.95 sq ft
Interior Area 909.80 sq ft
Excluded Area 167.91 sq ft



White 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.

3380 Neid Rd, Kelowna, BC

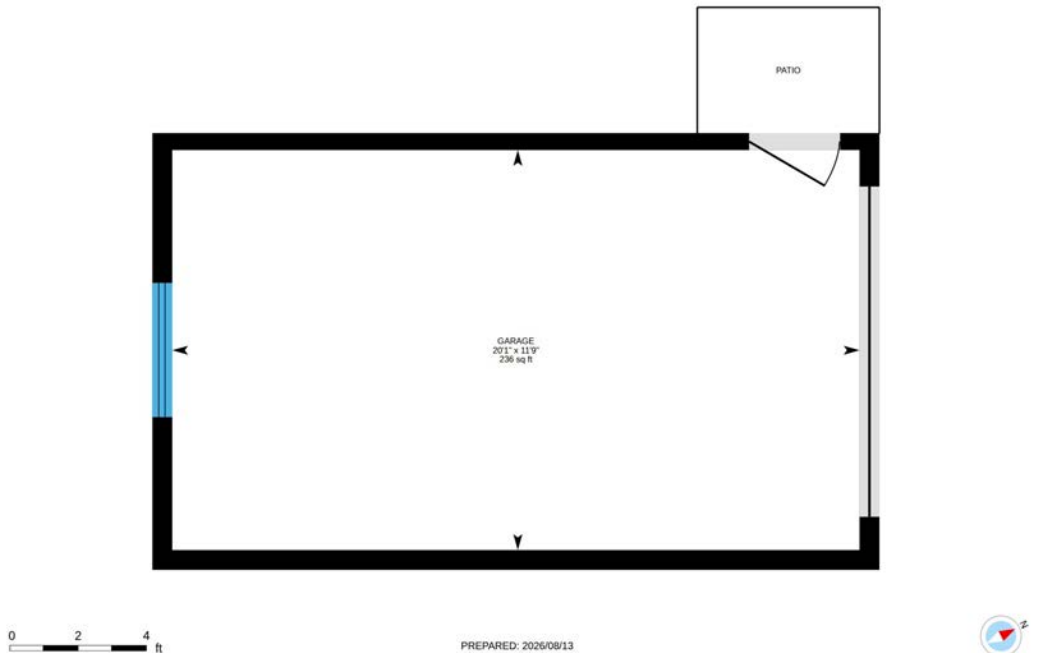
Lower Level (Below Grade) Exterior Area 1539.21 sq ft
Interior Area 1409.46 sq ft
Excluded Area 133.20 sq ft



White 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.

3380 Neid Rd, Kelowna, BC

Detached Garage Excluded Area 235.63 sq ft



White 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

- Private 4.35-acre vineyard estate in East Kelowna, surrounded by grapevines and neighbouring orchards with sweeping views across Okanagan Lake, city and surrounding mountains
- More than two acres are within the Agricultural Land Reserve, with an established vineyard currently producing Bacchus grapes that have been purchased by local wineries including Arrowleaf Cellars
- Italian villa-inspired residence offers over 5,000 sq. ft. across three levels, with five bedrooms, five bathrooms and a flexible collection of living spaces well suited to large or multi-generational families
- Multiple gathering areas, kitchens and private living zones provide excellent separation for extended family, guests or independent day-to-day living
- Elevated setting captures impressive views from throughout the residence, including main living areas, bedrooms and multiple outdoor entertaining areas
- Gas heated in-ground pool is surrounded by stamped concrete decking with a diving board and generous space for lounging while overlooking the valley and distant mountains
- Covered upper deck with glass railings provides a private outdoor living area with exceptional views and stairs connecting directly to the pool terrace
- Tiered grounds offer additional opportunity for vineyard plantings, complemented by natural trees, grasses and shrubs
- Paver stone driveway leads to an oversized heated double garage with workshop and storage space, plus a separate single garage
- Peaceful rural setting offers privacy and an agricultural lifestyle while remaining just minutes from Kelowna's everyday amenities

Inclusions

- LG electric range
- LG refrigerator
- Bosch dishwasher
- Norge gas range
- GE microwave
- Magic Chef refrigerator
- Bosch dishwasher
- LG washer
- LG dryer

Mechanical

- Forced-air gas & baseboard heating
- Armstrong furnace
- Ducane furnace
- Armstrong Concept 1000 A/C
- 200 amp main service panel
- 100 amp subpanel
- Rheem hot water tank (2026)
- John Wood hot water tank
- Honeywell Home thermostat
- Honeywell security system
- GeneralAire humidifier
- Water softener
- Reverse Osmosis water
- Septic system
- Hayward pool equipment

MAIN LEVEL

Entry/Foyer

- Character-filled foyer features decorative tile flooring, graceful arched openings and an 18'6" ceiling open to the level above
- Curved staircase with traditional wood railings and turned spindles introduces the home's Italian villa-inspired character

Kitchen

- Decorative tile flooring, warm wood cabinetry, black granite countertops and arched architectural detailing create a traditional kitchen overlooking the lake and valley
- Peninsula island incorporates a double stainless-steel sink, raised bar and lower seating area for two
- LG electric range and refrigerator, Bosch dishwasher and Allure hood vent complete the appliance package
- Dedicated pantry features tile flooring, upper and lower cabinetry and built-in open shelving

Dining

- Floor-to-ceiling stone wood-burning fireplace anchors the dining area, with direct access to the upper deck extending gatherings outdoors
- The wet bar features wood cabinetry, black granite countertops, glassware storage and electrical outlets for a coffee or beverage station

Family Room

- Generously proportioned room combines wide-plank hardwood flooring with a vaulted tongue-and-groove wood ceiling and windows framing lake, city and mountain views
- Gas fireplace with river-rock surround and wood mantel is complemented by a built-in entertainment wall with integrated display and storage
- Lower billiards area creates a distinct recreation zone with front yard views and direct breezeway access

Living Room

- Warm hardwood flooring, double glass-door entry and an ornate bronze chandelier give this spacious secondary living room a traditional character
- Southwest-facing windows capture lake, city and mountain views, with a flexible layout accommodating multiple seating options

Bedroom

- The main level bedroom features hardwood flooring, Victorian-inspired scrollwork ceiling detail, an east-facing window overlooking the front yard and vineyard, direct access to the front terrace and a 4-piece ensuite

Laundry / Mudroom

- Tile flooring with a closet-style laundry area featuring wire storage, LG top-load washer and dryer, sink and upper cabinetry
- Conveniently positioned adjacent to the attached garage and main household spaces

Two Bathrooms

- 4-piece ensuite features tile flooring, pedestal sink, front yard view window and tub/shower combination with tile surround
- 2-piece powder room features tile flooring, pedestal sink, decorative mirror, wall sconce lighting and linen storage

Upper Level - Mezzanine

- Oak hardwood flooring extends across the upper landing, which overlooks the foyer and offers additional space for a home office, yoga or reading area
- Large windows with the open-to-below design providing abundant natural light

Upper Level - Two Bedrooms

- The primary bedroom offers a spacious layout with hardwood flooring, a fireplace, a bay window framing vineyard and lake views, patio doors to a private deck, a large walk-in closet and a 4-piece ensuite
- The second bedroom features hardwood flooring, a skylight, front yard and orchard views and a closet with custom built-ins

Upper Level - Two Full Bathrooms

- 4-piece bathroom features tile flooring, a skylight, a double vanity and a large corner tub/shower combination
- 3-piece bathroom features tile flooring, an ornate vanity with granite vessel sink, a spacious fully tiled steam shower with rain and handheld wand shower heads and a built-in bench

Lower Level – Perfect for Multi-Generational Usage

- It has the components to function as a very useful secondary living zone

Lower Level – Kitchen

- White shaker-style cabinetry, tile flooring and a stainless-steel sink create a functional secondary kitchen open to the adjoining recreation room
- Appliance package includes a Norge gas range, GE over-the-range microwave, Magic Chef refrigerator and Bosch dishwasher

Lower Level – Recreation Room

- Tile flooring and a three-sided gas fireplace define the central lower level gathering space
- Sliding doors provide direct access to the covered pool terrace, extending the living area outdoors

Lower Level – Two Bedrooms

- The first bedroom features carpeting, a window overlooking the pool deck and an adjoining door connecting to the neighbouring bedroom
- The second bedroom features carpeting, pool and lake views, and an adjoining door connecting to the neighbouring bedroom

Lower Level – Full Bathroom

- 4-piece bathroom features tile flooring, a double vanity with white granite countertop, two undermount sinks, a fully tiled walk-in shower with rain and handheld wand shower heads

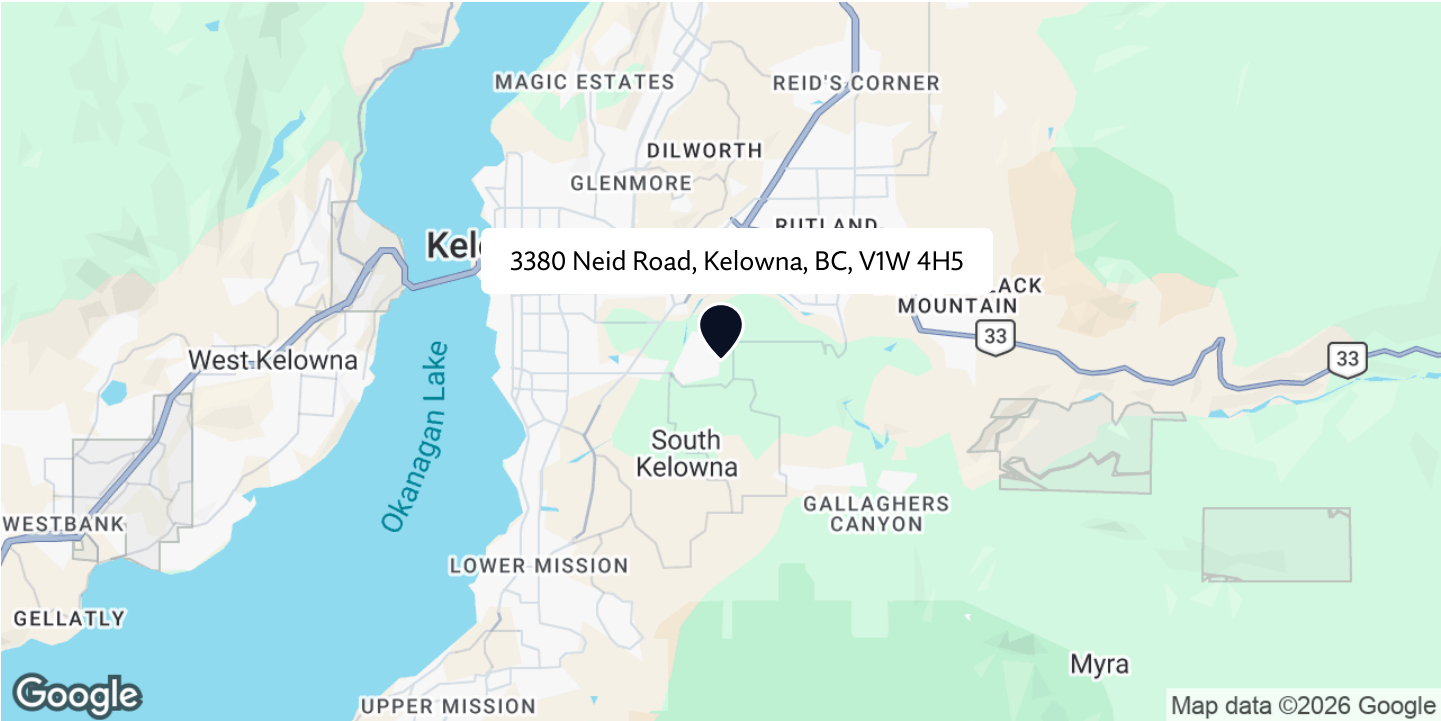
Lower Level – Wine Room

- Climate-controlled wine room features cork flooring, a custom wine-storage wall and KoolR Plus climate-control system

Lower Level – Bonus Room

- Tile flooring, deep stainless-steel sink, additional storage and direct pool access create a practical transition space for outdoor living

LOCATION





A Rare Offering For this Vineyard Estate

What an opportunity to own a truly special 4.35-acre property, offering incredible privacy, panoramic Okanagan views and an exceptional setting just minutes from the heart of Kelowna.

— Dean Simonelli

Follow Jane Hoffman Realty



PRESENTED BY

DEAN SIMONELLI

Real Estate Professional

250-863-6300

dean@janehoffman.com



CO-LISTED BY

AIDAN MYHRE

Real Estate Professional

250-305-7652

aidan@janehoffman.com



JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4



JANE HOFFMAN
REALTY

The Benchmark for *Excellence*



JANE HOFFMAN REALTY

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