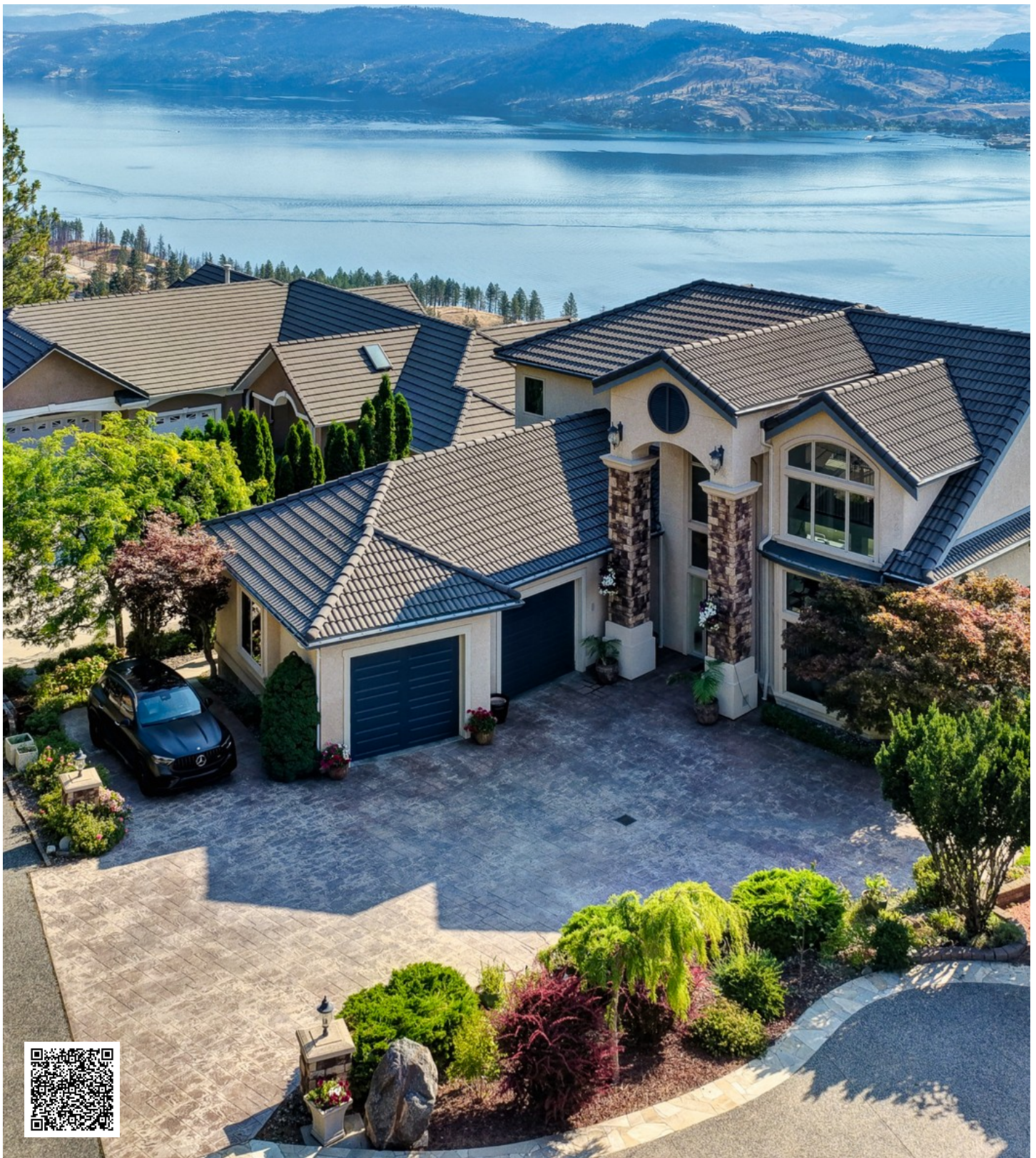




6-1429 WEST KELOWNA ROAD, WEST KELOWNA

Presented by

Tyler Bouck

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



6-1429 WEST KELOWNA ROAD, WEST KELOWNA

Only 10 minutes from downtown Kelowna yet set high above Okanagan Lake on a quarter-acre view lot in sought-after Rose Valley, this exceptional West Kelowna residence offers the best of both worlds—sweeping lake, valley and mountain views from every level with the convenience of city access.

Soaring ceilings and expansive windows fill the main living spaces with natural light, while the living room opens to a generous view-facing balcony with space to dine, lounge and enjoy the ever-changing scenery. Tastefully updated, the kitchen pairs dark cabinetry with quartz surfaces, a large island with seating and stainless steel appliances, creating a natural gathering place at the heart of the home. Surrounded by windows, the adjoining dining room enjoys the lake and expansive valley views as a backdrop. A bedroom, laundry and mudroom complete the main level.

Occupying the entire upper level, the primary retreat offers exceptional privacy along with breathtaking lake views, a fireplace, walk-in closet and 5-piece ensuite bathroom designed to take in the scenery.

Fully renovated in 2025 and featuring a separate private entrance, the walkout lower level is ideal for hosting family and guests, with two bedrooms, generous family and recreation spaces, a bar, bonus room and gym, all opening to a covered patio and yard.

Multiple outdoor living areas provide additional places to relax and enjoy the setting. With Rose Valley's hiking and mountain biking trails right out the front door, this home pairs an incredible outlook with convenient access to recreation and the city.

DETAILS

Address	6-1429 West Kelowna Road, West Kelowna, BC, V1Z 3Z2	Bedrooms	4
City	West Kelowna	Bathrooms	4
		Finished Area	4,920 Sq. Ft.

SPECIFICATIONS

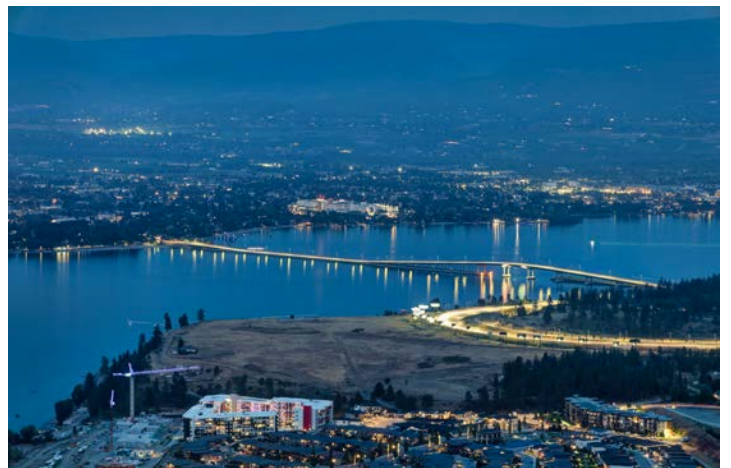
Lot Size	0.26 Acres	Zoning	R-1
Water	Municipal	Legal Description	STRATA LOT 6 DISTRICT LOT 3866 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2262 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Sewer	Connected		
Features	Landscaped, Paved, Views, Sprinklers in Ground, Dead End, Irregular Lot, Culdesac		
View	Lake, Mountains, Bridges, City, Water, Panoramic	Ownership	Freehold, Bare Land Strata

BUILDING FEATURES

Finished Area	4,920 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	2004	Parking	2 Garage Spaces Attached, Garage Strata Parking Type:Part of Strata/Assoc Lot
Storeys	3		
A/C	Central Air	Construction	Stucco, Wood Frame
Heating	Forced Air	Foundation	Concrete Perimeter
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Wet Bar, Jetted Tub, Vaulted Ceilings	Exterior Features	Balcony, Sprinkler System
Monthly Fees	\$190	Basement	Full, Finished, Walkout

ROOM SIZES

Main Level	Lower Level	Second Level
Mud Room: 8'5" x 8'0"	Bonus Room: 14'8" x 12'6"	Primary Bedroom: 16'11" x 12'6"
Living Room: 17'7" x 22'2"	Utility Room: 4'10" x 6'1"	5-Piece Ensuite Bath: 13'10" x 14'0"
Laundry: 6'2" x 8'0"	Storage Room: 5'8" x 7'0"	
Kitchen: 22'6" x 19'11"	Laundry: 5'8" x 9'6"	
Foyer: 9'9" x 7'2"	Family Room: 16'11" x 17'5"	
Dining Room: 11'11" x 15'7"	Gym: 20'10" x 13'3"	
2-Piece Bathroom: 7'6" x 8'0"	Recreation: 18'3" x 19'8"	
Bedroom: 12'8" x 13'7"	Bedroom: 11'9" x 16'1"	
	Bedroom: 10'11" x 11'9"	
	4-Piece Bathroom: 8'2" x 7'11"	
	3-Piece Bathroom: 11'6" x 9'4"	







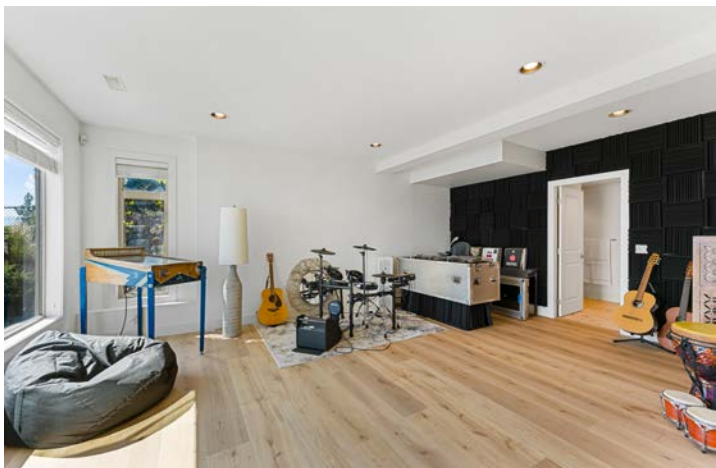












6-1429 W Kelowna Rd, West Kelowna, BC

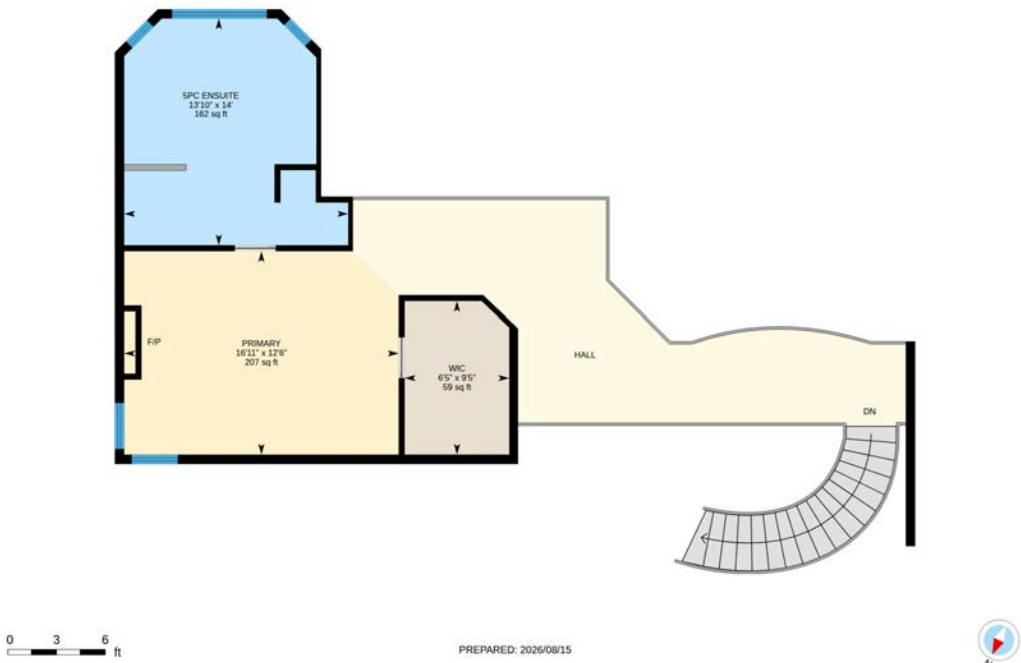
Main Floor
Exterior Area 1770.24 sq ft
Interior Area 1665.56 sq ft
Excluded Area 692.01 sq ft



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.

6-1429 W Kelowna Rd, West Kelowna, BC

Upper Level
Exterior Area 838.88 sq ft
Interior Area 736.48 sq ft



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6-1429 W Kelowna Rd, West Kelowna, BC

Lower Level (Below Grade) Exterior Area 2310.73 sq ft
Interior Area 2173.60 sq ft



0 6 12
ft

PREPARED: 2026/08/15



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

- Contemporary Mediterranean-inspired residence set on a 0.26-acre view lot within the gated Eagle Rock community, positioned on a quiet no-through road in sought-after Rose Valley
- Grand, light-filled architecture is defined by soaring two-storey windows, dramatic angular ceiling lines, open sightlines and a sculptural curved staircase connecting all three levels
- Panoramic views of Okanagan Lake, the city, William R. Bennett Bridge and surrounding mountains unfold throughout the home and across multiple outdoor living spaces
- Walnut hardwood and porcelain tile enhance the main level, complemented by Hunter Douglas window coverings and abundant storage throughout
- Lower level was updated in 2025 with new wide-plank flooring, two renovated bathrooms and new wet bar, creating a versatile extension of the home's entertaining and guest spaces
- Curved upper deck features frameless glass railings, gas hookup and water bib, creating an exceptional vantage point for the panoramic views
- Covered lower deck extends the outdoor living space with Duradek surface, glass railings, recessed lighting, exterior speakers, gas hookup, water bib and backyard access
- Tiered backyard follows the natural slope of the property while preserving far-reaching lake, city and mountain views
- Oversized heated double garage is complemented by a stamped concrete driveway providing additional parking for six vehicles
- Minutes from the Rose Valley trail network and approximately 10 minutes from downtown Kelowna, with West Kelowna shopping, services and everyday conveniences within easy reach

Inclusions

- Thermador professional gas range
- Thermador dishwasher
- KitchenAid refrigerator
- Panasonic Inverter microwave
- Silhouette wine cooler
- Maytag refrigerator
- LG front-load washer and dryer
- LG secondary washer and dryer
- Armstrong Air furnace
- Concept 1000 A/C
- (2) 100-amp electrical panels
- John Wood hot water tank (2025)
- Honeywell and Warm Tiles thermostats
- Wired DSC security system
- Eureka central vacuum

MAIN LEVEL

Entry / Foyer

- Heated tile flooring and a soaring 20-foot ceiling create a dramatic arrival beneath a large scale chandelier
- Open sightlines introduce the home's light-filled architecture and curved staircase connecting the upper and lower levels

Great Room

- Walnut hardwood flooring and a dramatic 22-foot vaulted ceiling establish an impressive central gathering space
- Soaring two-storey windows flood the room with natural light while showcasing panoramic lake, city, bridge and mountain views
- Central gas fireplace anchors the room, while the sculptural curved staircase and open upper gallery add architectural interest and emphasize the home's exceptional sense of scale

Kitchen

- Black shaker-style cabinetry is paired with white quartz countertops, full-height backsplash and natural wood floating shelves for a sophisticated contemporary contrast
- Large central island features a waterfall quartz edge, undermount stainless-steel sink with matte black faucet, pendant lighting, seating for four and an additional raised bar with seating for two
- Premium appliance package includes a Thermador professional gas range and dishwasher, KitchenAid refrigerator, Panasonic Inverter microwave, stainless-steel hood vent and Silhouette wine cooler
- Walk-in pantry provides additional storage, while the open design connects seamlessly with the great room and dining area

Dining

- Walnut hardwood flooring continues into this open dining space with panoramic views through large windows
- Artisan-style wood chandelier with sculptural mango wood detailing creates a warm focal point above the dining table

Laundry / Mudroom

- Tile flooring, shaker-style upper and lower cabinetry and an illuminating window create a bright, functional laundry space with LG front-load washer and dryer
- Adjoining mudroom provides an entry closet and direct garage access

Powder Room

- 2-piece powder room features tile flooring and a shaker-style vanity with concrete countertop, tile backsplash and drop-in sink

Bedroom

- Main-level bedroom features plush carpeting, built-in storage and display cabinetry and a window capturing a glimpse of the lake and mountains
- Flexible location and layout also lend the room for use as a private home office

Upper Level - Landing

- Open gallery landing overlooks the great room and two-storey windows, capturing the striking lake views below

Upper Level - Primary Bedroom

- Spacious primary bedroom features plush carpeting, 9-foot ceiling, ceiling fan and an electric fireplace with tile surround
- Windows capture both front yard and lake views, while the room remains visually connected to the dramatic panorama beyond the upper gallery
- Walk-in closet with wire shelving provides dedicated wardrobe storage

Upper Level - Primary Ensuite Bathroom

- 5-piece ensuite features heated tile flooring and dual vanities with stained wood cabinetry, concrete countertops, tile backsplash and wall-mounted mirrors
- Built-in jetted tub is positioned beneath a picture window to enjoy the panoramic views
- Fully tiled walk-in shower features a glass surround, two shower heads and built-in bench

Lower Level – Two Bedrooms

- The first bedroom features wide-plank laminate flooring, east-facing windows with city, bridge and mountain views, a bay window with wood blinds and a double-door closet with wire shelving
- The second bedroom features wide-plank laminate flooring and a window with wood blinds

Lower Level – Two Full Bathrooms

- 4-piece bathroom features porcelain tile flooring, a modern flat-front vanity with soft-close cabinetry, brushed gold hardware, white quartz countertop and undermount sink, plus a tub/shower with tiled surround and glass enclosure
- 3-piece bathroom features tile flooring, supplemental wall heat, a vanity with brushed gold hardware, an undermount sink, a fully tiled walk-in shower with frameless glass door

Lower Level – Family Room / Wet Bar

- Gas fireplace with floor-to-ceiling slate surround anchors the family room, sliding doors open to the lower deck and panoramic views
- Updated wet bar features woodgrain flat-panel cabinetry, white quartz countertop, undermount bar sink, floating shelves and Maytag refrigerator

Lower Level – Recreation Room

- Wide-plank laminate flooring, large windows and direct lower-deck access create a bright, flexible space with stunning lake views
- Direct access to the 3-piece bathroom allows the room to function comfortably as a recreation area or potential additional bedroom

Lower Level – Gym / Theatre

- Flexible space is wired for a theatre system and currently configured as a home gym with removable rubber flooring and a full wall of mirrors

Lower Level – Second Laundry

- Wide-plank laminate flooring with LG front-load washer and dryer and upper cabinetry for storage and organization

LOCATION



6-1429 WEST KELOWNA ROAD, WEST KELOWNA



Beautifully Designed Home On a Large 0.25 Acre Lot

Set above Okanagan Lake with sweeping lake, valley and mountain views, generous living spaces and Rose Valley trails right outside your door, all just 10 minutes from downtown Kelowna.

— Tyler Bouck

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