



4244 HOBSON ROAD, KELOWNA

Presented by

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JANE HOFFMAN
REALTY



4244 HOBSON ROAD, KELOWNA

Coveted Hobson Road living at its finest! A gated drive winds through stunning park-like grounds to this beautiful ranch style residence featuring 95 feet of Okanagan Lake waterfront living! Featuring approximately 1000 sq. ft of additional “all season” outdoor living and dining spaces complete with motorized screens and louvres, heaters and a full Viking outdoor wet bar to create a true extension of the interior of this custom home. The pool house features a 3-piece pool bathroom and change room plus pool utility and storage. The incredibly lush and private park-like grounds capture full lake and mountain views and spectacular evening sunsets too!

Inside, generous living spaces unfold around the view, with 12-foot ceilings, 8-foot doors and custom millwork throughout. The kitchen is exceptionally appointed with Wolf, Dacor, Miele and Sub-Zero appliances, granite surfaces, two islands, walk-in pantry and adjoining wet bar.

The primary retreat opens directly to the pool deck and features two walk-in closets and a spacious 5-piece en-suite bathroom. The second and third bedrooms complete with 3-piece & 4-piece private ensuite bathrooms, plus a 2-piece powder room adjacent the great room. The bonus room features a Queen built-in Murphy bed providing excellent flexibility.

Beyond, manicured lawns and gardens surround a saltwater pool with meandering pathways , a private lakeside patio, sandy beach and a large dock with two boat lifts and two Sea-Doo lifts. An oversized heated triple garage with an abundance of built in cabinetry, tiled flooring and easy access to a full crawl space to complete this exceptional waterfront offering.

DETAILS

Address	4244 Hobson Road, Kelowna, BC, V1W 1Y3	Bedrooms	3
City	Kelowna	Bathrooms	4
		Finished Area	4,038 Sq. Ft.

SPECIFICATIONS

Lot Size	0.68 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT A DISTRICT LOT 167 OSOYOOS DIVISION YALE DISTRICT PLAN KAP66491
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Central Business District, Landscaped, Near Park, Views, Private, Waterfront, Sprinklers in Ground, Level, Many Trees		
View	Lake, Mountains, Water		
Waterfront	Lake, Lakefront, Waterfront, Lake Privileges		

BUILDING FEATURES

Finished Area	4,038 Sq. Ft.	Fireplace	3 Fireplaces (Gas, Decorative, Electric)
Year Built	2000	Parking	3 Garage Spaces Attached, Garage, Garage Door Opener, Additional Parking
Storeys	1	Construction	Stone, Stucco, Wood Frame
Pool	Pool, In Ground, Outdoor, Salt Water, Equipment, Heated	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Private Yard, Sprinkler System, Dock, Fire Pit, Water Feature
Heating	Radiant Floor, Hot Water	Basement	Crawl Space
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Wet Bar, Jetted Tub		

ROOM SIZES

Main Level

Office: 12'2" x 12'9"

Foyer: 9'9" x 6'4"

Sunroom: 36'3" x 31'7"

Primary Bedroom: 14'1" x 21'9"

Utility Room: 9'8" x 7'7"

Great Room: 21'11" x 20'10"

Laundry: 14'0" x 7'4"

Kitchen: 19'4" x 21'2"

Family Room: 21'9" x 27'6"

Dining Room: 12'8" x 17'2"

Bedroom: 13'7" x 15'9"

5-Piece Ensuite Bath: 13'0" x 17'11"

Breakfast Room Nook: 12'7" x 20'9"

3-Piece Ensuite Bath: 7'9" x 6'11"

2-Piece Bathroom: 7'9" x 6'2"

Bedroom: 11'5" x 15'1"

Mud Room: 8'0" x 7'6"

4-Piece Ensuite Bath: 9'7" x 6'1"



















4244 Hobson Rd, Kelowna, BC

Main Floor
Exterior Area 4037.67 sq ft
Interior Area 3834.71 sq ft
Excluded Area 1819.10 sq ft



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ft

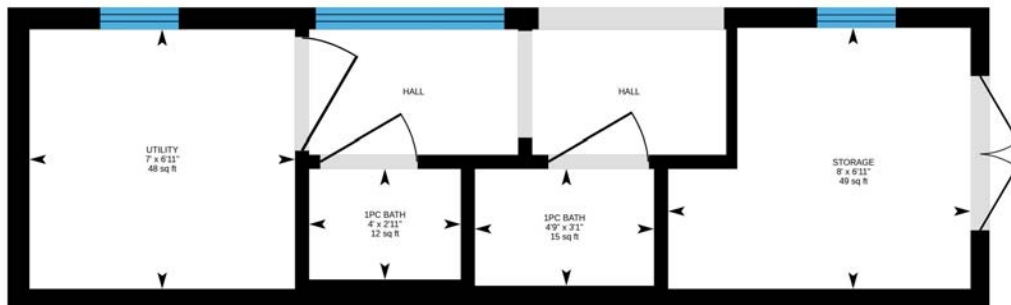
PREPARED: 2026/09/01



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.

4244 Hobson Rd, Kelowna, BC

Pool House
Excluded Area 170.67 sq ft



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ft

PREPARED: 2026/09/01



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EXCEPTIONAL FEATURES

- Exceptional waterfront estate set on 0.68 acres along one of Kelowna's most coveted residential streets, offering approximately 95 feet of private Okanagan Lake frontage
- Gated and private with mature landscaping creating a park-like setting from the winding paver driveway through to the lake
- Refined Mediterranean-inspired architecture with by low-profile tile rooflines, stucco and stone detailing with timeless proportions
- Extensively renovated in 2020, enhancing the home while maintaining it's architectural character
- West-facing waterfront orientation captures beautiful afternoon light, sunsets and sweeping views across Okanagan Lake to the mountains and William R. Bennett Bridge
- Resort-inspired grounds to the lake with manicured lawns, mature specimen trees, sculpted hedging and meandering paver pathways
- Freeform self-cleaning saltwater pool surrounded by generous lounging and gathering areas for a private resort setting overlooking the lake
- "All-season" outdoor living centred around a covered courtyard with adjustable metal louvres, motorized screens & awnings, infrared heaters, ceiling fans, integrated speakers and a 65" TV
- Fully equipped outdoor kitchen and wet bar features slate stonework, granite counters, Viking Professional appliances, stainless steel storage, the dining and lounge areas overlook the pool and lake
- Separate 124 sq ft pool house provides a 3-piece bathroom with direct pool-deck access while also accommodating pool equipment and storage
- Manicured lawn extends to shoreline where a private lakeside patio with gas fire table creates an intimate gathering place at the water's edge
- Sandy beachfront and glass-railed waterfront enclosure with lockable access provide a beautifully finished transition to Okanagan Lake
- Private dock with composite decking, water-access ladders, 2 Superlift boat lifts, 2 personal watercraft lifts & 2 buoys
- Sheltered front courtyard with a metal louvre pergola creates another outdoor living area
- Sixteen solar tubes add natural light throughout the residence, including a dimmable installation within the primary suite
- Oversized heated triple garage with 10' ceilings, tiled flooring, extensive built-in storage, speakers and motorized garage-door screens
- Generous gated driveway provides parking for 6 or more vehicles
- A rare opportunity to experience established waterfront living with exceptional privacy, just minutes from amenities, dining, recreation and services of Kelowna

Inclusions

- Wolf 36" gas range/oven
- Wolf hood vent
- Dacor wall oven & microwave
- Jenn-Air trash compactor
- 2 x Miele dishwashers
- Sub-Zero refrigerator/freezer
- Sub-Zero dual-zone wine cooler
- 2 x Sub-Zero refrigerator drawers
- LG washer & dryer
- 60" and 65" TVs
- **All Season Living & Dining**
- 4 x Viking Professional refrigerator drawers
- Viking Professional ice maker
- Viking Professional 36" barbecue
- Viking grill & hood vent
- Comprehensive multi-unit HVAC
- 4 water-source furnaces, (4) 2-ton A/C units
- Hot water heat exchange system
- 2 Polaris hot water tanks
- 200-amp main service panel
- 125-amp sub panel
- Emerson thermostat
- Honeywell Home / DSC security system
- Steam humidification system
- EcoWater water softener
- Pentair Pentek IntelliDrive constant-pressure water system
- Cana-Vac central vacuum
- Sonos integrated home audio system

MAIN LEVEL

Entry

- Grand entry framed by classical columns and graceful arched detailing
- Solid wood entry door with textured glass sidelights add morning light into the foyer
- Distressed polished ceramic tile and a statement chandelier establish the home's refined Mediterranean-inspired character
- Beautiful lake and mountain views upon entry

Great Room

- Generously proportioned gathering space with 12' ceilings and broad windows framing Okanagan Lake and mountain views
- Central gas fireplace is flanked by traditional custom cabinetry with glass-front display storage
- Integrated in-ceiling and wall speakers
- Motorized window coverings and solar tubes enhance comfort and natural light
- Sliding doors connect directly to the sheltered inner courtyard

Family Room

- Second living space positioned to enjoy views across the courtyard, pool and lake
- Custom illuminated display cabinetry adds architectural interest and storage
- Ceiling fan with integrated LED lighting
- Open connection to the foyer and formal dining room creates an easy flow between gathering spaces

Kitchen

- Chef's dream kitchen with heated distressed ceramic tile flooring
- Traditional wood cabinetry is paired with granite countertops, granite backsplash and under-cabinet lighting
- Two generous islands provide exceptional preparation, serving and gathering space, including seating for six or more
- Wolf, Dacor, Miele and Sub-Zero appliances support both everyday living and large-scale entertaining
- Main island incorporates a double ceramic undermount sink, filtered drinking water and abundant storage
- Secondary work island features an additional ceramic sink with filtered and instant hot water
- Walk-in pantry provides extensive open shelving
- Dedicated wet bar positioned between the kitchen and formal dining room features granite counters, glass-front display cabinetry and additional storage

Breakfast Nook

- Casual dining space surrounded by large windows
- Sliding doors extend the space directly into the inner courtyard
- Solar tubes introduce additional natural light

Dining Room

- Formal dining room finished with distressed ceramic tile and an elegant crystal chandelier
- Crystal wall sconces add ambient lighting
- Open connection to the family room with convenient access to the adjoining wet bar
- Dedicated alcove accommodates a buffet or a display cabinet

Laundry

- Traditional recessed-panel cabinetry with granite countertops and tile backsplash
- Ceramic sink, built-in ironing board and generous household storage
- LG front-load washer and dryer
- Direct side-yard access through integrated pet door

Bonus Room

- Quiet home office overlooking the landscaped front gardens
- Custom cabinetry incorporates a Queen size wall bed, storage drawers, office workspace and glass display shelving
- Flexible design allows the room to transition easily between guest accommodation and home office

Three Bedrooms

- The primary bedroom features plush carpets, heated flooring, 12' ceilings, an electric fireplace, expansive sliding glass doors opening directly to the courtyard and pool, two walk-in closets with extensive custom cabinetry, a 60" wall mount TV and a private 5-piece ensuite
- The second bedroom features plush carpets, a generous closet with custom built-ins, integrated speakers, sliding doors opening directly to a private patio and pool deck and a 4-piece ensuite
- The third bedroom features plush carpets, a closet with custom built-ins, natural light from 2 windows and solar tubes and a private 3-piece ensuite

Four Bathrooms

- 5-piece primary ensuite features heated tile flooring, two traditional vanities with granite countertops, a dedicated makeup station, a corner jetted tub overlooking the gardens, a fully tiled walk-in shower with two showerheads, a built-in tiled bench, and a private water closet
- 4-piece guest ensuite features tile flooring, traditional cabinetry, a granite countertop and a jetted tub/shower combination
- 3-piece guest ensuite features a generous vanity with granite countertop and a tiled walk-in shower
- 2-piece powder room features a vanity with granite countertop, decorative mirror and sconce lighting

LOCATION





Prime Level Lakeshore In Desirable Lower Mission

A magnificent private gated waterfront estate offering ultimate parklike seclusion in Kelowna's most exclusive neighbourhood.

— Dean Simonelli

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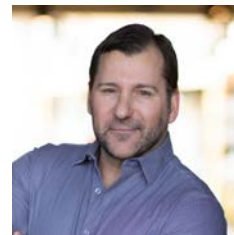


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