



6-4190 LAKESHORE ROAD, KELOWNA

Presented by

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REALTY



6-4190 LAKESHORE ROAD, KELOWNA

A rare opportunity to enjoy front-row lakeside living in the heart of Kelowna. Set on a private, gated 0.17-acre waterfront lot with sand and pebble beach, this contemporary Craftsman residence pairs Cape Cod-inspired character with thoughtful updates and exceptional outdoor living.

A shared dock with two boat lifts puts the lake at your doorstep, while a mosaic-tile, heated infinity-edge plunge pool, multiple patios and upper decks, motorized awnings, Phantom screens, and glass railings create an inviting setting for long summer days and evenings by the water.

Inside, the open-concept main level is designed to frame the lake and mountain views. The updated kitchen features two-tone cabinetry, un-lacquered brass hardware, quartz counters, a professional FiveStar double-oven gas range, paneled appliances, wine fridge, walk-in pantry, and a generous island.

Hardwood floors, refinished in 2025, carry through the principal spaces, while a custom wine room, theatre/office, and main-floor guest suite add flexibility.

Upstairs, the spacious primary retreat offers a sitting room or den, private deck, two walk-in closets, a double-sided fireplace, and a spa-inspired 5-piece ensuite with heated terrazzo floors. Three additional bedrooms each enjoying ensuite access.

Freshly painted throughout in 2025, with abundant storage, an oversized double garage, 3 additional parking spaces + RV parking, and a central location near schools, shopping, beaches, and dining.

DETAILS

Address	6-4190 Lakeshore Road, Kelowna, BC, V1W 1V9	Bedrooms	4
City	Kelowna	Bathrooms	5
		Finished Area	3,918 Sq. Ft.

SPECIFICATIONS

Lot Size	0.17 Acres	Zoning	R1
Water	Municipal	Legal Description	STRATA LOT 6 SECTION 1 TOWNSHIP 25, SECTION 6 TOWNSHIP 26 AND DISTRICT LOT 5040 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2157 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE TRATA LOT AS SHOWN ON FORM 1
Sewer	Connected	Ownership	Freehold, Bare Land Strata
Features	Central Business District, Landscaped, Near Park, Views, Waterfront, Near Public Transit, Sprinklers in Ground, Level, Dead End		
View	Lake, Mountains		
Waterfront	Lake, Lakefront, Waterfront, Lake Privileges		

BUILDING FEATURES

Finished Area	3,918 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	2006	Parking	2 Garage Spaces
Storeys	2		Attached, Garage, Garage Door Opener, On Site
Pool	Pool, Outdoor, Equipment, Heated, Above Ground		Strata Parking Type:LCP - Limited Common Property
A/C	Central Air	Construction	Stone, Wood Frame, Fiber Cement
Heating	Forced Air	Foundation	Concrete Perimeter
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Den, Central Vacuum	Exterior Features	Balcony, Sprinkler System, Dock, Water Feature
Monthly Fees	\$300	Basement	Crawl Space

ROOM SIZES

Main Level	Second Level
Wine Cellar: 5'9" x 9'6"	3-Piece Ensuite Bath: 4'11" x 7'5"
Mud Room: 4'11" x 18'3"	Laundry: 9'8" x 5'11"
Kitchen: 14'4" x 18'2"	Bedroom: 12'5" x 17'7"
Bedroom: 12'11" x 13'5"	Bedroom: 13'5" x 20'7"
Living Room: 15'9" x 23'0"	5-Piece Ensuite Bath: 14'2" x 15'3"
4-Piece Ensuite Bath: 7'8" x 5'4"	3-Piece Ensuite Bath: 4'11" x 7'6"
2-Piece Bathroom: 5'0" x 7'6"	Primary Bedroom: 16'3" x 22'10"
Foyer: 16'6" x 13'10"	Den: 14'10" x 12'9"
Other: 12'2" x 19'1"	
Dining Room: 14'9" x 10'4"	

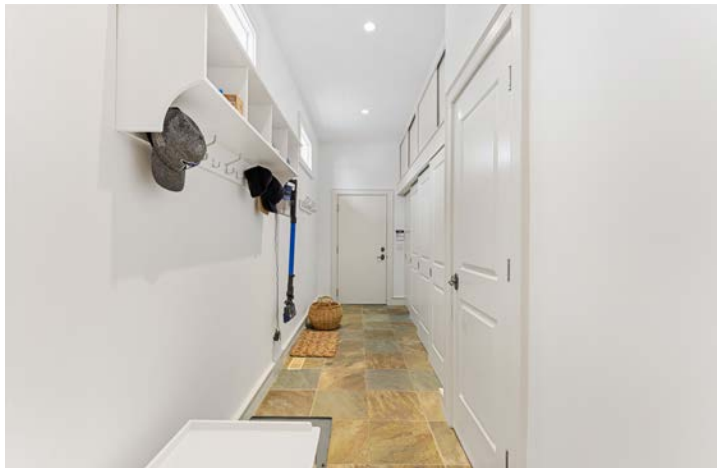


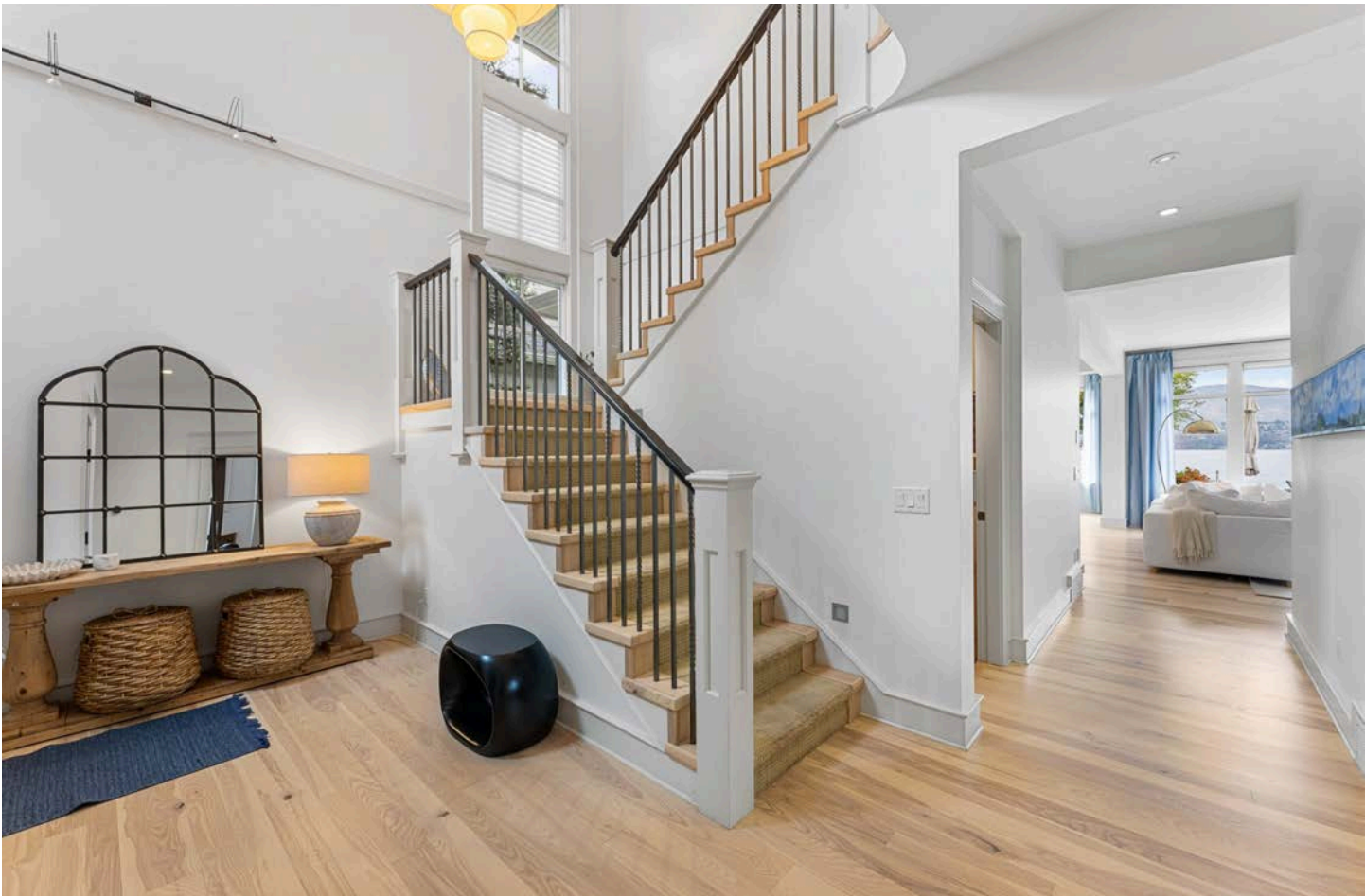


















6-4190 Lakeshore Rd, Kelowna, BC

Main Floor
Exterior Area 2024.30 sq ft
Interior Area 1897.07 sq ft
Excluded Area 549.44 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.

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Upper Level
Exterior Area 1893.40 sq ft
Interior Area 1752.57 sq ft
Excluded Area 101.17 sq ft



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EXCEPTIONAL FEATURES

- Exceptional waterfront residence offering approximately 3,918 sq. ft. of living space with 4 bedrooms and 5 bathrooms
- Set on 0.17 acres with approximately 46 ft. of sand-and-pebble beachfront and uninterrupted views across Okanagan Lake to the surrounding mountains
- Contemporary Craftsman architecture with a relaxed Cape Cod influence complements the home's coveted lakeside setting
- Beautifully refreshed in 2025 with the entire interior newly painted and the mixed-width hardwood flooring refinished, enhancing its warm, timeless character
- Kitchen and bathrooms have been thoughtfully updated with refreshed cabinetry, quartz surfaces and unlacquered brass accents that will develop a natural patina over time
- Open-concept main living spaces oriented toward the waterfront, with expansive glazing creating a remarkable connection to the lake throughout the kitchen, dining and living areas
- Private, fenced waterfront grounds are designed for effortless outdoor living with multiple dining, lounging and gathering areas positioned along the shoreline
- Heated mosaic-tile infinity-edge plunge pool creates a striking transition between the home and lake, complemented by glass railings that preserve unobstructed waterfront sightlines
- Dock access with two 8,000 lb. boat lifts makes it easy to enjoy days on the water directly from home
- Multiple patios and upper-level decks extend living outdoors, with motorized awnings, Phantom screens and two exterior gas connections add everyday comfort and functionality
- Professionally landscaped grounds incorporate mature trees and plantings, with established cedars providing additional privacy from neighbouring properties
- Custom window coverings and dimmable lighting throughout
- Integrated in-ceiling audio enhances the main living and entertainment spaces
- Custom climate-controlled wine room provides storage for a substantial collection
- Oversized double garage features an approximately 11' ceiling, tile flooring, built-in cabinetry and convenient access to the side yard and front entry
- Parking accommodates three vehicles in addition to an RV parking space
- Gated entry for added privacy and security
- Prime Lower Mission location with beaches, schools, shopping, restaurants and everyday amenities within easy reach while offering the rare opportunity to live directly on Okanagan Lake

Inclusions

- JennAir refrigerator
- FiveStar double-oven gas range
- Commercial stainless-steel hood vent
- Bosch dishwasher
- Panasonic microwave
- Kalamera wine refrigerator
- Frigidaire washer & dryer

Mechanical

- York furnace and A/C
- 200-amp main service panel
- 100-amp subpanel
- Giant hot water tank
- Nest and Honeywell thermostats
- Nuheat in-floor heating
- DSC security system
- Eureka central vacuum
- Hayward pool equipment

MAIN LEVEL

Entry

- Welcoming foyer introduces the home with a graceful, curved staircase featuring hardwood detailing, metal spindles and wood handrails
- Open-to-above design with an oversized statement chandelier accenting the space

Living Room

- Refinished mixed-width hardwood flooring brings warmth and character to the bright waterfront living space
- Expansive windows frame front-row lake and mountain views with blinds and custom drapery window coverings
- Central gas fireplace with updated plaster surround provides a clean contemporary focal point
- Integrated ceiling speakers and art lighting add thoughtful finishing details
- Open connection to the kitchen and dining area creates an inviting setting for everyday living and entertaining

Kitchen

- Beautifully updated kitchen features a two-tone palette with refreshed cabinetry, unlacquered brass hardware and white quartz countertops
- Hardwood flooring and 10' ceilings continue the light, open character of the main living areas
- Generous central island provides extensive integrated storage, seating for four and both a Kohler cast-iron main sink and separate prep sink
- FiveStar professional double-oven gas range is paired with a matching stainless-steel hood, tiled backsplash and convenient pot filler
- Paneled JennAir refrigerator and Bosch dishwasher maintain the kitchen's streamlined cabinetry
- Dedicated coffee station and Kalamera wine refrigerator for added convenience
- Under-cabinet lighting and abundant recessed lighting provide layered illumination
- Walk-in pantry with wire shelving provides additional food and appliance storage

Dining

- Expansive glazing creates a bright dining space overlooking Okanagan Lake and surrounding mountain view
- New statement chandelier provides an elegant focal point
- Open connection to the kitchen and living room supports an effortless flow for entertaining

Theatre/Office

- Flexible office and media room finished with carpet flooring
- Custom entertainment wall incorporates a mounted projection screen and new LG laser projector
- Built-in desk creates dedicated workspace
- Integrated ceiling speakers enhance the theatre experience
- High east-facing window introduces natural light while maintaining privacy
- Sliding door allows the room to be closed from the adjoining living areas

Wine Room

- Climate-controlled wine room with Breezaire system
- Custom-built wine storage accommodates an extensive collection
- Slate flooring complements the cellar-inspired design

Bedroom

- Main-level bedroom features hardwood flooring, french doors with direct access to the side yard, a double-door closet with custom built-ins, and a 4-piece ensuite

Two Bathrooms

- 4-piece ensuite features heated tile flooring, dark-stained shaker cabinetry, a tiled counter with undermount sink, polished chrome fixtures, a tub/shower combination with terrazzo tile surround
- 2-piece powder room features heated tile flooring, a full-height glass tile feature wall, floating granite vanity with vessel sink, a wall-mounted faucet, pendant lighting and wall-mounted Caroma toilet

Mudroom

Durable slate flooring, adjacent to the garage and utility areas

Full wall of closets provides generous hanging and household storage

Upper Level - Three Bedrooms

- The primary bedroom features wool carpeting, 9' ceilings, expansive west-facing windows with lake and mountain views, a double-sided gas fireplace, integrated speakers, direct access to a private deck, a private sitting room, two spacious walk-in closets, and a 5-piece ensuite
- The second bedroom features wool carpeting, recessed lighting, lake views, a double-door closet with custom built-ins, and a 3-piece ensuite
- The third bedroom features wool carpeting, mountain views, a private east-facing deck, a double-door closet with custom built-ins, dedicated LG inverter heating and cooling and a private 3-piece ensuite

Upper Level - Three Bathrooms

- 5-piece primary ensuite features heated terrazzo tile flooring, two skylights and a double-sided gas fireplace, a newly refinished double vanity with white quartz countertop and backsplash, two new undermount sinks, polished chrome fixtures, a full terrazzo-tiled walk-in shower with two shower heads, a built-in bench seat and a separate water closet
- 3-piece ensuite features heated tile flooring, quartz-topped vanity with undermount sink and Riobel fixture, a floor-to-ceiling tiled shower, two shower heads, a built-in bench and a skylight above
- Second 3-piece ensuite features heated tile flooring, quartz-topped vanity with undermount sink and Riobel fixture, a floor-to-ceiling tiled shower with two shower heads, a built-in bench seat and a window capturing a lake view

Upper Level - Laundry

- Upper-level laundry is conveniently positioned near the bedrooms with pocket-door access to the primary closet
- Tile flooring, skylight and lake-view window create a bright workspace
- Upper cabinetry, generous counter space, hanging bar and large utility sink provide excellent functionality
- Frigidaire front-load washer and dryer

LOCATION





Front-Row Waterfront Living In the Heart of the Lower Mission

This is a home designed around life on the lake. Beautifully updated interiors open to exceptional outdoor living, where the pool, beach and dock are just steps apart. With sweeping lake and mountain views and an incredible Lower Mission setting, it offers the rare opportunity to enjoy the Okanagan waterfront lifestyle every day.

— Paul Heinrich

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