



3588 SAGEHILL COURT, KELOWNA

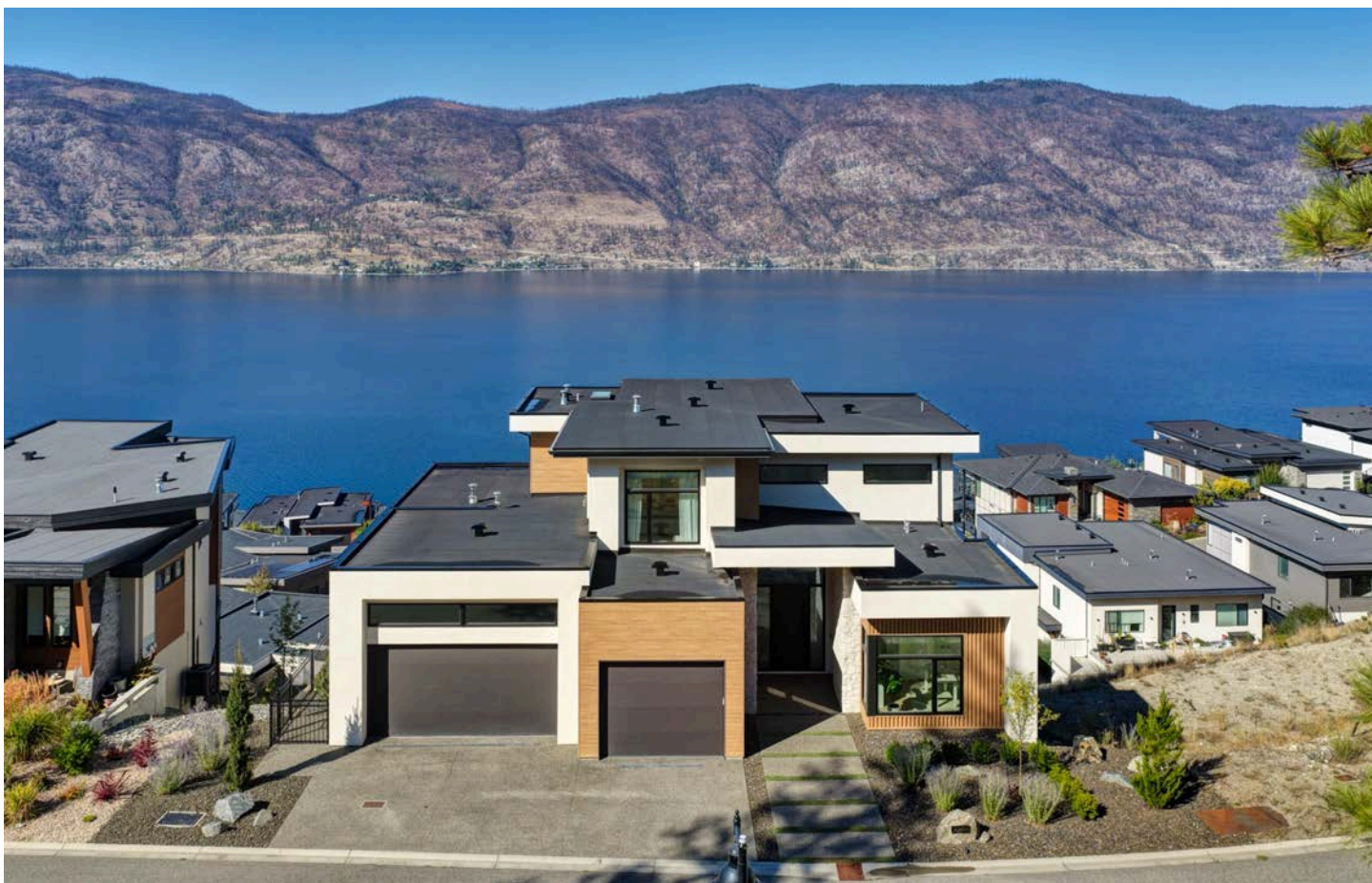
Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



3588 SAGEHILL COURT, KELOWNA

A modern McKinley Beach home where lake views, thoughtful design, and relaxed everyday living come together. Custom built by Authentec Homes, this residence offers beautifully finished living across three levels, with expansive windows, wide-plank flooring, custom millwork, and lake-facing outdoor spaces that make the most of its setting.

The main floor is designed for gathering, anchored by a sleek kitchen with soft-close cabinetry, a waterfall quartzite island, Electrolux refrigerator, a six-burner gas cooktop, two paneled Bosch dishwashers, and a walk-in pantry with coffee nook and boiling-water tap.

The adjoining living and dining areas open to a covered balcony with Coyote BBQ, Dekton surfaces, built-in ceiling heaters, solar shades, and a gas outlet, an easy place to settle in over dinner as the lake changes colour below.

Upstairs, the primary retreat features a custom walk-in closet, wainscoting detail, blackout blinds, and a spa-inspired ensuite with heated tile, skylight, freestanding tub, double vanity, and a walk-in rain shower. Additional bedrooms offer custom closets and considered finishes.

The lower level extends the home's entertaining and wellness spaces with a quartz bar, Electrolux wine fridge, family room, home gym, guest accommodation, and access to a third lake-view patio roughed in for a hot tub. A heated three-car garage includes EV wiring, app-controlled doors, central vac, and a built-in dog wash. Steps to Okanagan Lake a network of trails.

DETAILS

Address	3588 Sagehill Court, Kelowna, BC, V1V 3G2	Bedrooms	5
City	Kelowna	Bathrooms	5
		Finished Area	4,615 Sq. Ft.

SPECIFICATIONS

Lot Size	0.2 Acres	Zoning	CB18
Water	Municipal	Legal Description	LOT 6 SECTION 28 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT PLAN EPP72080
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Easy Access, Near Park, Paved, Views, Private, Near Golf Course, Near Public Transit, Dead End, Secluded, Near Ski Area, Irregular Lot, Rolling Slope, Culdesac, Recreational		
View	Lake, Mountains		

BUILDING FEATURES

Finished Area	4,615 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2022	Parking	3 Garage Spaces Attached, Garage, Garage Door Opener, Heated, Oversized
Storeys	3	Construction	Stone, Stucco, Wood Siding, Wood Frame, MetalSiding
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Natural Gas, Radiant Floor	Exterior Features	Balcony
Interior Features	Kitchen Island, High Ceilings, Pantry, Den, Central Vacuum, Instant Hot Water	Basement	Full, Finished, Walkout

ROOM SIZES

Main Level	Lower Level	Second Level
Other: 7'7" x 8'6"	Utility Room: 9'4" x 7'10"	Other: 12'0" x 7'2"
Mud Room: 14'1" x 7'11"	Storage Room: 5'2" x 5'4"	Primary Bedroom: 14'0" x 21'0"
Living Room: 15'11" x 18'7"	Recreation: 26'6" x 18'1"	Laundry: 8'0" x 5'11"
Kitchen: 26'8" x 13'7"	Gym: 12'0" x 17'10"	Bedroom: 15'6" x 14'4"
Foyer: 9'8" x 14'7"	Bedroom: 13'6" x 14'3"	Bedroom: 11'8" x 11'1"
Dining Room: 14'7" x 11'2"	Bedroom: 11'9" x 17'9"	5-Piece Bathroom: 12'0" x 12'11"
Den: 12'0" x 9'3"	Other: 11'7" x 10'6"	4-Piece Bathroom: 7'2" x 9'9"
Office: 12'7" x 12'1"	3-Piece Bathroom: 10'6" x 5'6"	
2-Piece Bathroom: 6'2" x 5'11"		
1-Piece Bathroom: 2'0" x 3'6"		

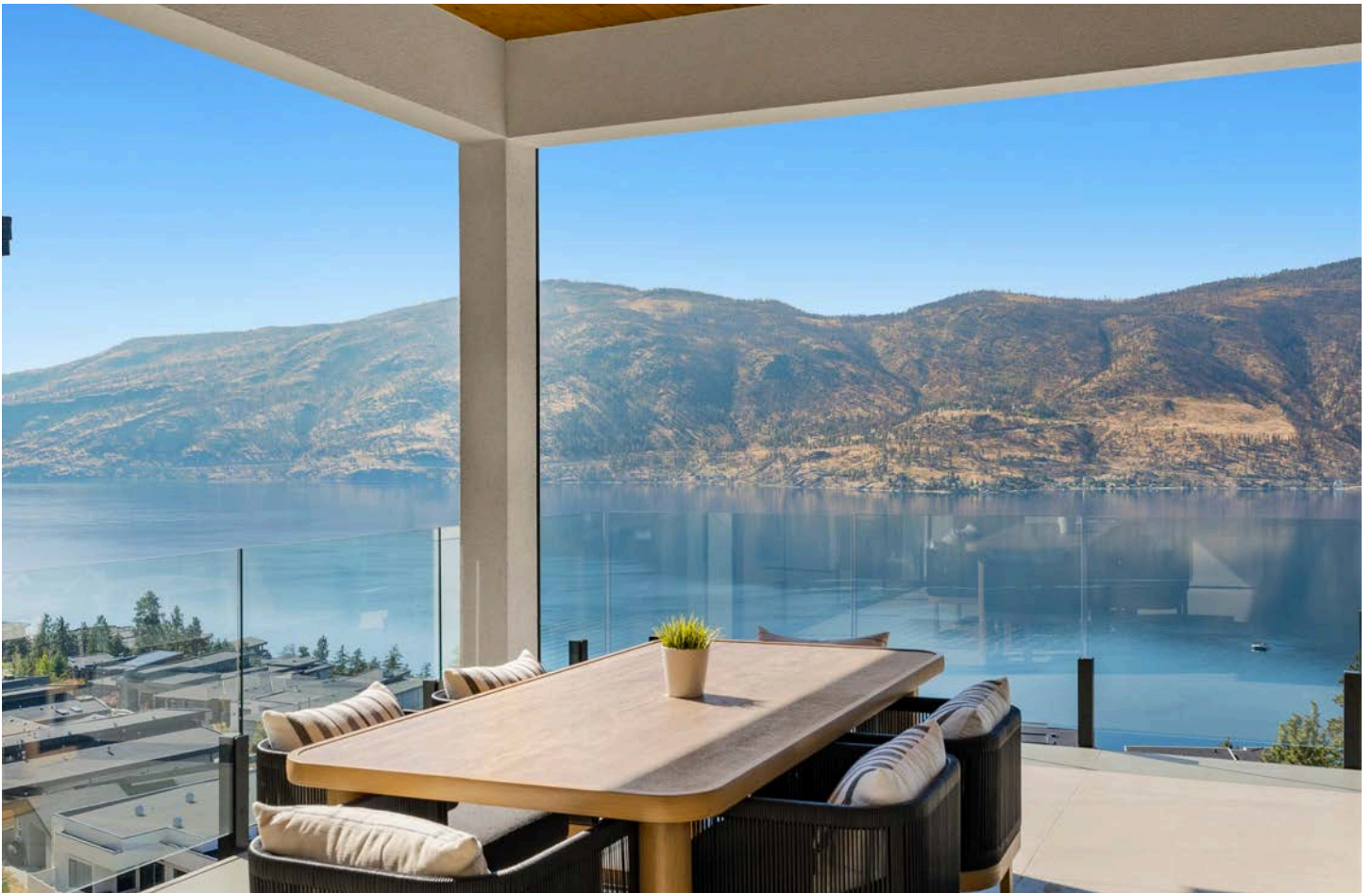


















3588 Sagehill Ct, Kelowna, BC

Main Floor
Exterior Area 1648.33 sq ft
Interior Area 1540.76 sq ft
Excluded Area 844.53 sq ft



0 5 10
ft

PREPARED: 2026/09/18



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.

3588 Sagehill Ct, Kelowna, BC

Upper Level
Exterior Area 1288.02 sq ft
Interior Area 1189.22 sq ft



0 4 8
ft

PREPARED: 2026/09/18



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.

3588 Sagehill Ct, Kelowna, BC

Lower Level Exterior Area 1679.66 sq ft
Interior Area 1554.30 sq ft



0 5 10
ft

PREPARED: 2026/09/18



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

- Exceptional custom-built home in McKinley beach, built by Authentic Homes.
- Beautifully finished living across three levels, expansive windows with electric blinds, wide-plank flooring, custom millwork, floating staircase, and lake-facing outdoor spaces that make the most of the scenic views
- Five generous bedrooms, including the 535-sf primary retreat with soaring mountain and lake views from the comfort of bed, flanked by luxurious Bocci pendants, and custom wainscotting
- Blackout blinds in all bedrooms
- Bespoke lighting throughout home from Restoration Hardware, Crate & Barrel, and Bocci
- Primary spa-inspired ensuite features a show-stopping Bocci pulled glass pendant over the bathtub overlooking Okanagan Lake
- Immaculate attention to detail in the remaining 4 bathrooms, featuring custom floating vanities, Bocci lighting, quartz countertops, heated tile floors, and undermount sinks
- Built-in surround sound speakers throughout inside and main level balcony
- The bright and spacious open concept main floor is designed for gathering, anchored by a sleek waterfall quartzite kitchen island, chef-grade appliances, and a venetian stucco fireplace to accent the room
- Covered balcony with Coyote BBQ, Dekton surfaces, built-in ceiling heaters, and solar shades to settle in for shared meals with friends and family.
- Lower-level family room is perfect for kids, while the home gym offers a fitness space for the rest of the family
- Lower-level lake-view patio roughed in for a hot tub
- A heated three-car garage with EV wiring, app-controlled doors, central vacuum, and a built-in dog wash
- Low-maintenance landscaped front yard with
- Ideally located steps to Okanagan Lake, as well as McKinley’s network of 12km of hiking trails.

Inclusions

- 2 Bosch dishwashers with panel finishing
- Electrolux gas 6-burner cooktop
- Electrolux fridge and freezer
- Electrolux wall oven
- Electrolux built-in microwave
- Electrolux beverage fridge
- LG washer and dryer

Mechanical

- Nest thermostats
- Navien tankless hot water system
- Goodman furnace
- Central A/C
- Novo water softener
- April air humidifier
- 200 amp service panel
- Telus security panel

MAIN LEVEL

Living Room

- Expansive living room featuring hardwood floors, picturesque windows, and high ceilings creating a spacious and luxurious feel
- Gas fireplace with striking Venetian plaster feature wall
- Generous windows with electric blinds overlooking Okanagan Lake and the surrounding mountains
- Two sliding glass door access to beautiful patio and outdoor kitchen area for effortless outdoor living
- Stunning floating staircase providing access to upper and lower levels

Kitchen/Dining

- Bright and open modern kitchen with minimalist finishings and a gorgeous waterfall edge Quartzsite island
- Professional chef-grade appliances from Electrolux including 6-burner gas range
- Two full-size Bosch dishwashers, ideal for hosting and large gatherings
- Custom millwork soft-close cabinets around entire kitchen island, including built-in garbage and recycling drawer
- Cabinet with appliance garage and roll out drawers
- Dining area with expansive lake views stretching from Kelowna to Lake Country
- Butler's Pantry with appliance nook for a clean aesthetic, undermount sink and on-demand tea tap for ease of living

Office

- Large east-facing windows for bright morning light, an inspiring setting for early morning productivity
- Double-door closet with built in shelving and storage

Two Bathrooms

- Beautifully finished 2-piece guest bathroom with floating vanity and vessel sink
- Mirror extends to near ceiling height complemented by pendant lighting and a great choice of tile extending to the same height as the mirror, tall privacy window adds lots of natural light
- Convenient 1-piece bathroom in the garage

Mud Room

- Custom built-in bench with two double-door closets with built-in storage space

Upper Level – Primary Bedroom

- Stunning lake views with French doors to private primary deck
- Bocci pendant light fixtures on either side of the bed
- Wainscoting feature wall behind bed
- His & Her's walk-in closet with floor to ceiling custom wood cabinets with chrome invisible hardware, and built-in laundry basket

Upper Level – Primary Ensuite Bathroom

- Spa-inspired ensuite with Bocci pulled glass pendant above the bathtub and corner windows that capture the view of Okanagan Lake
- Curbless walk in shower with rain and handheld shower heads
- Tile feature wall and heated tile flooring
- Double vanity with quartz countertop and 2 undermount sinks, large counter length mirror
- Sky light provides abundant natural light

Upper Level – Two Additional Bedrooms

- Both rooms feature ample closet space with custom built-in storage units, wainscoting feature walls, large windows add lots of natural light
- Bespoke light fixtures from Crate & Barrel and Restoration Hardware

Upper Level – Full Bathroom

- 4-piece bathroom with tile flooring, custom wood cabinets, chrome invisible hardware, undermount sink with chrome faucet
- Modern, moulded tub with earth tone tile surround and chrome shower head

Upper Level – Laundry Room

- Black hexagonal tile floor, LG washer and dryer
- Custom wood cabinets with chrome invisible hardware, push-to-open upper cabinets and undermount stainless steel sink with matte black faucet
- Quartz folding counter with hanging rod

Lower Level - Recreation Room

- Kid-friendly plush carpeting throughout
- Wood-paneled feature wall with built-in media outlet
- Custom floating media cabinet
- Double sliding doors opening to a generous patio with expansive lake views and room for gatherings, sun shades, and a hose bib for watering plants and potential garden bed
- Electrical on patio roughed in for hot tub overlooking the Okanagan Lake and mountains
- Ample under stair storage to keep living spaces clear of clutter

Lower Level – Home Gym

- Built in speakers to energize your work out, and a ceiling fan to for added comfort
- Gym flooring designed to support heavier barbell weights and equipment
- Sliding glass doors opening to main recreation room
- Oversized wall mounted mirrors offering flexibility for yoga or dance studio use

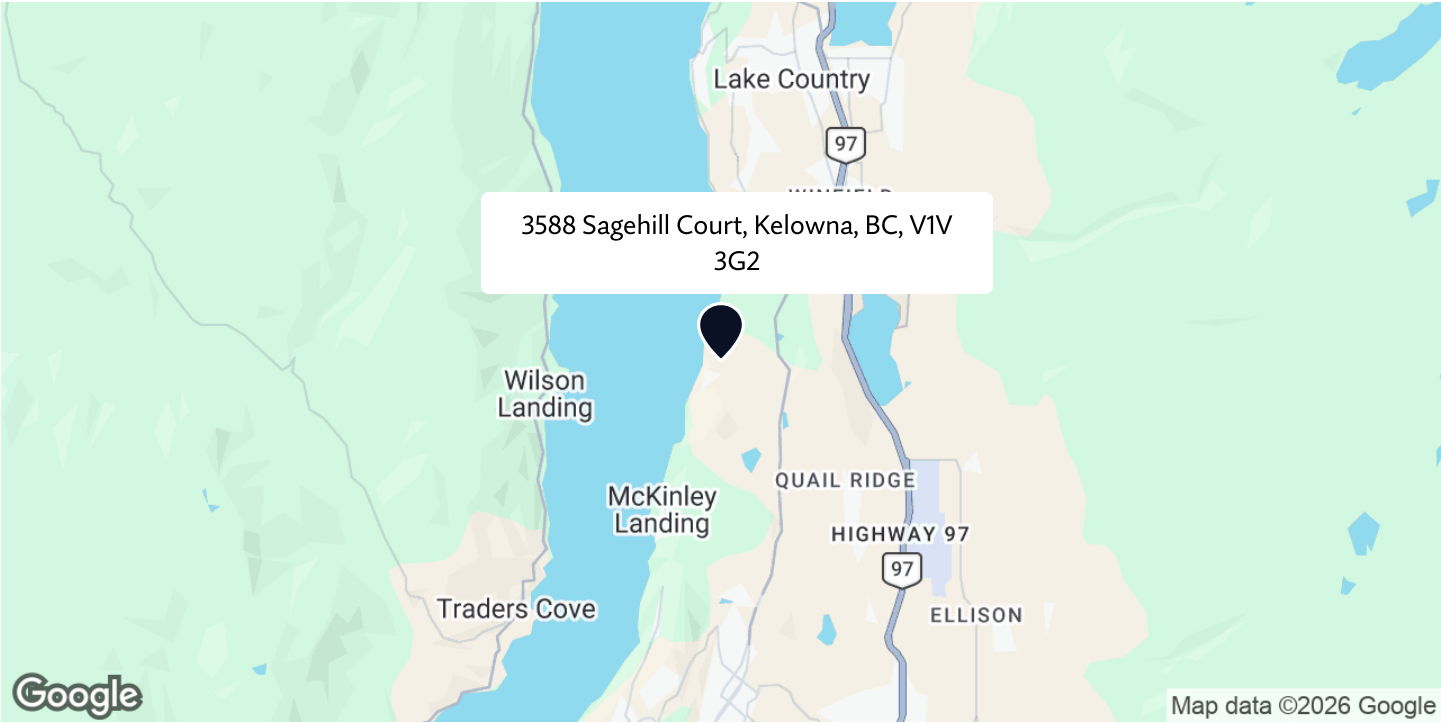
Lower Level - Bar

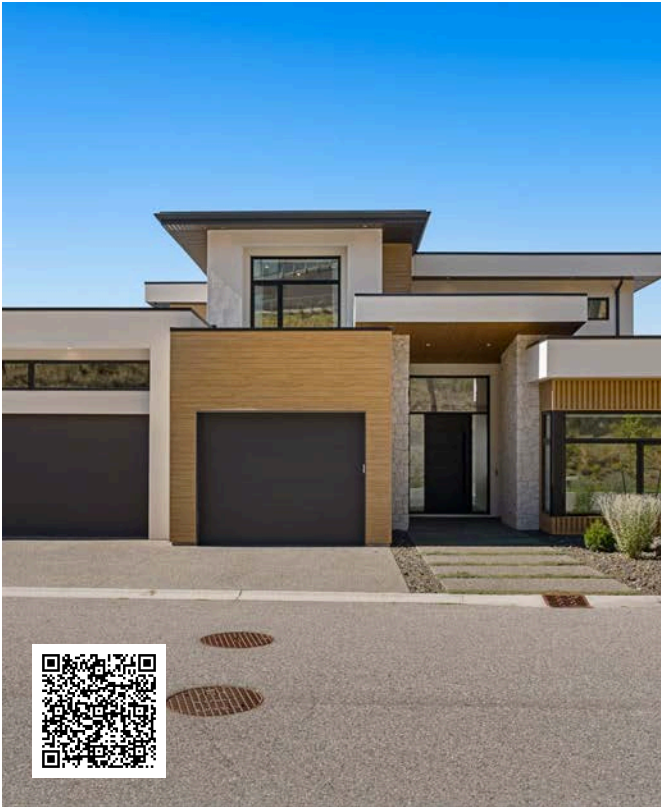
- Wall mounted wine display to showcase your finest vintages
- Cabinetry with glass doors on either side of bar top for other beverages
- Electrolux wine fridge
- Quartz built in bar counter for social gatherings
- Custom wood cabinets, quartz countertop, and undermount sink, with built in garbage and recycling

Lower Level – Two Bedrooms and Full Bathroom

- The first bedroom features plush carpeting and single-door closet with built in shelving, window with side yard view and black out blinds
- The second bedroom has large west-facing windows with lake and mountain views, plush carpeting, a double-door closet with built in shelving and black out blinds
- 3-piece bathroom has a tiled shower with glass panel and rain shower head, custom wood cabinets with stainless steel hardware and quartz counter with undermount sink

LOCATION





*An Architectural Expression
Of Modern Okanagan Living,
framed by sweeping lake and
mountain views!*

Custom craftsmanship, elevated finishes and seamless indoor-outdoor spaces define this McKinley Beach residence. Designed for refined living, effortless entertaining and enjoying the Okanagan lifestyle.

— Jane Hoffman

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