

111-5650 THE EDGE PLACE, KELOWNA

Presented by

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Personal Real Estate Corporation

JANE HOFFMAN

REALTY



111-5650 THE EDGE PLACE, KELOWNA

Set within The Edge, a private gated enclave in Upper Mission, this custom residence brings together expansive lake views, a resort-inspired outdoor setting, and generous space for living and entertaining. From its elevated position, the views stretch across Okanagan Lake toward downtown Kelowna and the surrounding hills.

The main level is centred around an impressive kitchen with a 13-ft island, premium appliances, substantial storage, and adjoining prep space. Large sliding doors connect the open living and dining areas to covered outdoor lounges, creating a natural flow for dinners that linger into evening.

The main-floor primary suite offers a serene retreat with a spa-like ensuite, walk-in wardrobe, and private access to the view-facing outdoor spaces.

Downstairs, a spacious family and recreation area includes a sleek bar, media room with 7.1 surround sound, gym, and additional bedrooms for family or guests.

Nano doors open the poolside bar directly to the patio, where a swimming pool, covered seating areas, outdoor kitchen, and a fire feature set the scene for summer days and sunset gatherings. With a triple garage, dual-zone heating, two laundry areas, and the privacy of a lock-and-leave community, this home offers a thoughtfully designed setting for enjoying the Okanagan at its best.

DETAILS

Address	111-5650 The Edge Place, Kelowna, BC, V1W 5M4
City	Kelowna
Bedrooms	5
Bathrooms	5
Finished Area	5,298 Sq. Ft.

SPECIFICATIONS

Lot Size	0.48 Acres
Water	Municipal
Sewer	Connected
Features	Near Park, Sprinklers in Ground, Dead End
View	Lake, Mountains, City, Water, Vineyard
Zoning	RU1
Legal Description	STRATA LOT 11 SECTION 14 TOWNSHIP 28 SIMILKAMEEN DIVISION YALE DISTRICT STRATA PLAN EPS2740 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (SEE PLAN EPP48322 AS TO LIMITED ACCESS)
Ownership	Freehold, Bare Land Strata

BUILDING FEATURES

Finished Area	5,298 Sq. Ft.
Year Built	2021
Storeys	2
Pool	Pool, In Ground, Outdoor, Salt Water, Equipment, Heated
A/C	Central Air
Heating	Forced Air, Natural Gas
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Wet Bar, Air Filtration
Monthly Fees	$297.97
Fireplace	3 Fireplaces (Gas, Insert, Free Standing)
Parking	3 Garage Spaces Attached, Garage, Additional Parking, On Site Strata Parking Type:Part of Strata/Assoc Lot
Construction	Stucco, Wood Frame, Fiber Cement
Foundation	Concrete Perimeter
Exterior Features	Balcony, Private Yard, Garden, Hot Tub, IrrigationSprinklers
Basement	Full, Finished, Walkout

ROOM SIZES

Main Level

Pantry: 6'0" x 8'0"
: 11'6" x 16'0"
Laundry: 8'0" x 16'2"
Foyer: 9'9" x 13'0"
2-Piece Bathroom: 5'2" x 7'0"
Kitchen: 13'6" x 22'6"
Dining Room: 8'6" x 22'6"
Living Room: 21'6" x 22'0"
Bedroom: 10'9" x 11'0"
5-Piece Ensuite Bath: 11'0" x 14'8"
Primary Bedroom: 14'6" x 20'8"

Lower Level

4-Piece Ensuite Bath: 7'4" x 13'6"
Bedroom: 12'6" x 15'10"
Gym: 11'0" x 18'0"
Storage Room: 5'6" x 15'6"
2-Piece Bathroom: 5'5" x 7'11"
Family Room: 16'9" x 22'0"
Bonus Room: 10'4" x 10'9"
Bedroom: 13'0" x 13'10"
4-Piece Ensuite Bath: 8'4" x 9'9"
Bedroom: 13'0" x 13'10"

























































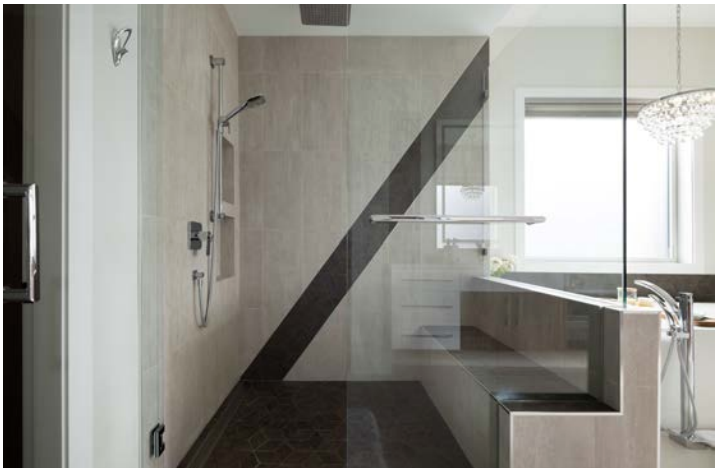



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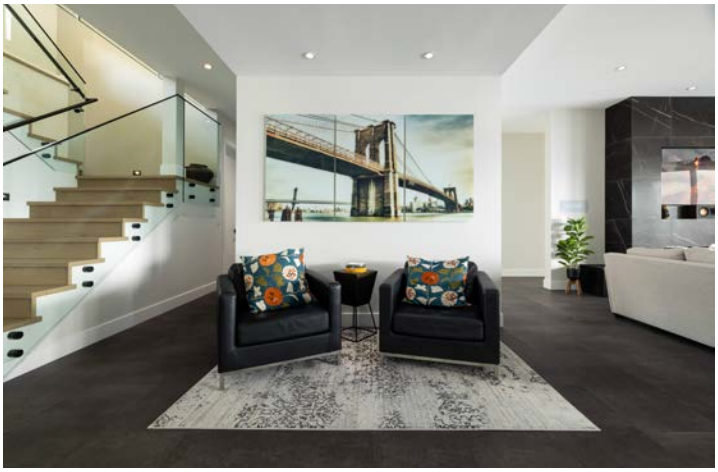
















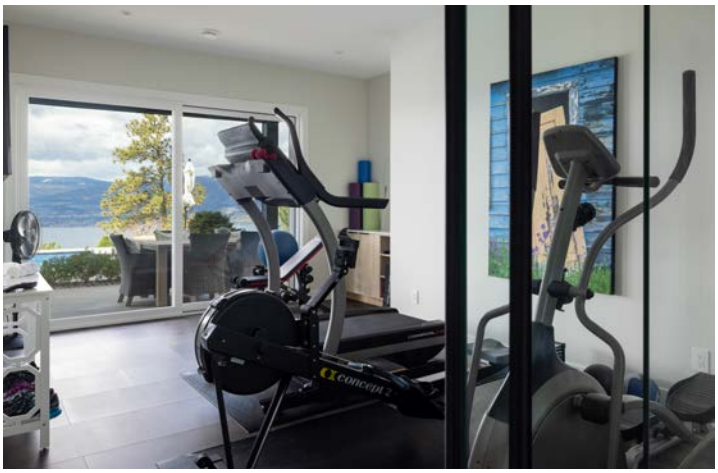









MOTEL





111-5650 The Edge Pl, Kelowna, BC

Main Floor Exterior Area 2888.69 sq ft
Interior Area 2729.13 sq ft
Excluded Area 852.73 sq ft



0 6 12 ft

PREPARED: 2026/09/25

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.

111-5650 The Edge Pl, Kelowna, BC

Lower Level (Below Grade) Exterior Area 2645.32 sq ft
Interior Area 2486.58 sq ft



0 5 10 ft

PREPARED: 2026/09/25

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

- Custom-built contemporary home in the gated community of The Edge, exceptional architectural design, privacy and panoramic Okanagan Lake, city and mountain views
- Approximately 5,298 sq ft of living space, situated on a 0.48-acre lot with 5 bedrooms & 5 baths
- Striking architecture combines clean rooflines, natural stone, acrylic stucco, metal accents and extensive glazing, creating a strong connection to the surrounding landscape
- An impressive, covered entry with substantial stone columns, wood-lined ceiling & statement chandelier
- Soaring ceilings, wide-plank white oak hardwood, custom millwork, distinctive lighting and expansive windows establish a cohesive contemporary aesthetic throughout
- Open-concept main living spaces capture sweeping lake and mountain views with seamless access to an extensive outdoor entertaining deck
- The open staircase with glass railings and cascading glass chandelier creates a sculptural focal point within the home
- Beautifully appointed kitchen features custom Italian wood-look cabinetry, polished white finishes, quartz surfaces, professional-style appliances and a generous entertaining island
- Two custom wet bars, including an illuminated main-level entertaining bar and a generous lower-level bar with direct connection to the poolside patio
- Main-level primary retreat features lake, city & mountain views, deck access, custom walk-in closet & luxurious 5-piece ensuite
- Expansive west-facing upper deck with covered seating and dining areas, glass railings, wood-lined ceilings, motorized sunshades and a two-sided gas fireplace
- Backyard oasis with heated in-ground saltwater pool, hot tub & multiple outdoor lounging & entertaining areas
- Covered lower patio features an outdoor bar with granite countertop and seating for four
- Professionally designed landscaping by KDT Landscaping incorporates natural boulders, flagstone walkways, manicured planting beds, landscape lighting and Hunter drip irrigation
- Low-maintenance synthetic lawn, natural stone detailing & a fire-table seating area complement the outdoor living spaces
- Triple garage with an epoxy finish approximately 10½’ ceiling, built-in cabinetry, central vacuum, hot & cold-water access
- Enjoy the nearby trails & rugged landscape of the Upper Mission, including the Lonely Boy Crag climbing area, with Kettle Valley Village and everyday amenities a short drive away

Inclusions

- Fulgor gas range, Faber hood vent
- 3 KitchenAid refrigerators
- 2 KitchenAid dishwashers
- KitchenAid warming drawer
- Whirlpool dishwasher
- KitchenAid wine refrigerator
- KitchenAid microwave
- 2 KitchenAid beverage drawers
- Samsung washer & dryer
- Maytag stacking washer & dryer

Mechanical

- York furnace & central A/C
- 200-amp service panel
- 100-amp subpanel
- Navien hot water system
- Honeywell Home thermostat
- GeneralAire air filtration
- Nu-Air ventilation
- Hunter irrigation system
- Hayward pool equipment
- VacuMaid central vacuum

MAIN LEVEL

Entry/Foyer

- Contemporary glass-panel front door with sidelights opens to an inviting foyer with wide-plank hardwood flooring
- Dramatic cascading glass cylinder chandelier suspended within the open staircase creates an immediate architectural statement
- Floating-style wood stair treads and sleek glass railings introduce a modern, open aesthetic
- Stacked horizontal windows bring natural light into the stairwell
- Open sightlines extend toward the main living areas and lake and mountain views beyond

Great Room

- Wide-plank white oak hardwood flooring throughout the principal living spaces
- Vaulted ceiling reaching approximately 13½' enhances the sense of space and natural light
- Floor-to-ceiling porcelain-tiled feature wall incorporates a linear gas fireplace, floating mantel and integrated television display
- Expansive windows and sliding glass doors frame panoramic lake and mountain views and provide direct access to the upper deck
- Open connection to the kitchen and dining area creates a comfortable setting for everyday living and entertaining

Kitchen

- Beautifully designed contemporary kitchen with 11' ceilings, wide-plank white oak flooring and an open connection to the principal living areas
- Custom two-tone cabinetry pairs Italian wood laminate finishes with polished white fronts, complemented by quartz countertops, full-height backsplash and integrated lighting
- Generous central island features a white quartz countertop, double undermount sink, Riobel faucet, abundant storage and comfortable seating for four
- Three sculptural glass globe pendants provide statement lighting above the island
- Fulgor gas range with custom hood enclosure and Faber ventilation, complemented by KitchenAid appliances including a warming drawer
- Thoughtful storage includes customized interior drawers, pull-out pantry shelving, illuminated display cabinets and dedicated glassware storage

Butler's Pantry

- Tile flooring with custom Italian wood laminate cabinetry, white quartz countertops and tiled backsplash
- Second Whirlpool dishwasher, KitchenAid refrigerator and undermount Blanco prep sink
- Dedicated coffee station with additional counter space for preparation and serving
- Open shelving provides convenient cookbook and display storage
- Large east-facing window brings natural light into the space, with convenient access to the garage and laundry area

Dining Room

- Open dining area connects seamlessly with the kitchen and great room with large windows framing beautiful lake and mountain views
- Two wood-accented pendant light fixtures provide a warm architectural element
- Direct access to the covered upper deck and barbecue area enhancing indoor-outdoor dining

Family Room

- Plush carpeting and a recessed tray ceiling with rustic wood detailing create a comfortable second living space
- Large windows capture lake and mountain views with custom window coverings providing privacy and light control

Wet Bar

- Custom entertaining bar features a raised onyx illuminated countertop with seating for two
- Backlit wood wall panels, floating shelves and integrated wine storage create a dramatic presentation
- Italian wood laminate cabinetry with polished hardware and soft-close storage
- KitchenAid dual-zone wine refrigerator and two refrigerated beverage drawers
- Rectangular undermount bar sink with single-lever faucet

Laundry/Mudroom

- Tile flooring with coordinated wood laminate and polished white cabinetry
- White quartz countertops, undermount Blanco sink, ceramic tile backsplash and extensive upper & lower storage
- Custom bench seating with integrated storage and overhead cabinetry
- Sliding barn-style door and large entry closet with customized hanging and storage systems

Two Bedrooms

- The primary bedroom features plush carpeting, a recessed tray ceiling with wood detailing, custom wallcovering, decorative pendant lighting, large windows with panoramic lake, city and mountain views, custom window coverings, walk-in closet featuring extensive custom built-ins, and a 5-piece ensuite
- The second bedroom features wide-plank hardwood flooring, a southeast-facing window, a double-door closet with custom hanging and open shelving, and an exterior door which provides access to the front yard

Two Bathrooms

- 5-piece primary ensuite features heated tile flooring a double vanity with 2 tone cabinetry, a white quartz countertop with 2 undermount sinks, a full tile backsplash, illuminated mirrors, Riobel faucets, a freestanding soaker tub, a decorative chandelier, a generous size glass-enclosed shower with rain and handheld showerheads, a built-in bench and custom inset tile detailing, and a private water closet with a Toto Washlet bidet
- 2-piece powder room features hardwood flooring, a sculptural two-level onyx floating vanity, a wall mounted faucet, a decorative glass tile backsplash, sensor-activated under cabinet lighting and trio of glass pendant lights

Lower Level - Recreation Room

- Generously proportioned recreation room with high ceilings and durable vinyl tile flooring
- Floor-to-ceiling tiled feature wall incorporates a gas fireplace and television mount
- Custom entertainment cabinetry with black granite countertop, integrated lighting and open display shelving
- Expansive sliding glass doors connect directly to the covered patio, pool and outdoor entertaining spaces
- In-ceiling and wall-mounted speakers enhance the entertainment experience

Lower Level - Wet Bar

- Custom two-level entertaining bar with curved granite countertop and seating for six
- Undermount sink, tiled backsplash, open display shelving and extensive cabinetry with pull-out storage, KitchenAid refrigerator and dishwasher
- Pass-through window opens to the exterior bar seating area, creating a convenient connection between indoor and outdoor entertaining

Lower Level - Gym

- Dedicated exercise room with durable vinyl tile flooring
- Glass-panel entry wall provides an open, contemporary feel
- Large sliding glass doors offer direct access to the poolside patio

Lower Level - Three Bedrooms

- The first bedroom features plush carpeting, large windows with lake and pool views, custom window coverings, a generous walk-in closet with integrated storage and a private 3-piece ensuite
- The second bedroom features plush carpeting, large windows capturing pool, lake and mountain views, an exterior door opens directly to the patio, a walk-through closet with custom built-ins and access to the shared Jack and Jill style 4-piece bathroom
- The third bedroom features plush carpeting, a large window, a custom closet with hanging space and open shelving, and access to the shared Jack and Jill style 4-piece bathroom

Lower Level - Three Bathrooms

- 3-piece bathroom features heated tile flooring, a floating vanity with contemporary flat-front cabinetry, a quartz countertop with undermount sink, under cabinet lighting, a glass-enclosed tiled shower with two shower heads
- 4-piece Jack and Jill style bathroom features heated tile flooring, custom two-tone cabinetry with soft-close storage, a generous vanity with illuminated mirror, under cabinet lighting and vessel-style sink
- 2-piece bathroom features a single vanity with a curved granite top, a ceramic vessel sink, decorative wall covering and tiled backsplash, and sensor-activated under cabinet lighting

Lower Level - Second Laundry

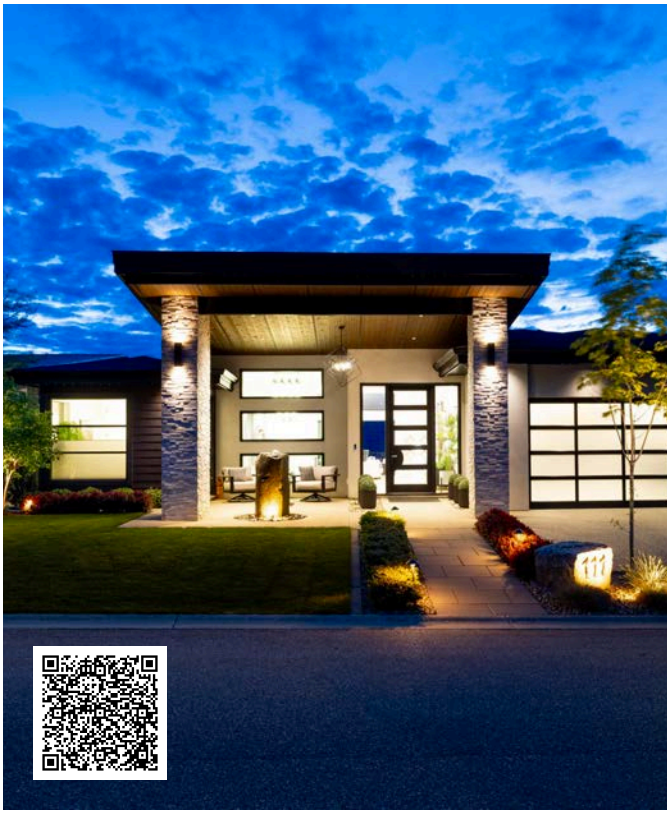
- Convenient second laundry area serving the lower-level bedrooms and recreation spaces
- Closet-style configuration with stacking Maytag front-load washer and dryer

Lower Level - Bonus Room / Office

- Durable vinyl tile flooring, custom wood-look cabinetry provides storage
- Flexible workspace suitable for a home office, creative studio, sewing or crafting room

LOCATION


Okanagan Lake
South Kelowna
GALLAGHERS CANYON
WESTBANK
LOWER MISSION
GELLATLY
97
111-5650 The Edge Place, Kelowna, BC, V1W 5M4
Myra
TREPANIER
Google
Map data ©2026 Google



Custom Lakeview Home With Pool
In a Private Gated Location

Where architectural elegance, captivating lake views and exceptional privacy come together. Every detail invites a lifestyle defined by effortless luxury, from intimate evenings overlooking the water to unforgettable summer days by the pool. With a triple garage and the privacy of a lock-and-leave community, this home offers a thoughtfully designed setting for enjoying the Okanagan at its best.

— Jane Hoffman

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Measurements taken from iGuide. Rooms sizes are approximate and include hallways and bathrooms. Buyer to verify measurements if deemed important. This marketing is not intended to solicit properties already listed for sale nor is it intended to cause a breach of an existing agency relationship.

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