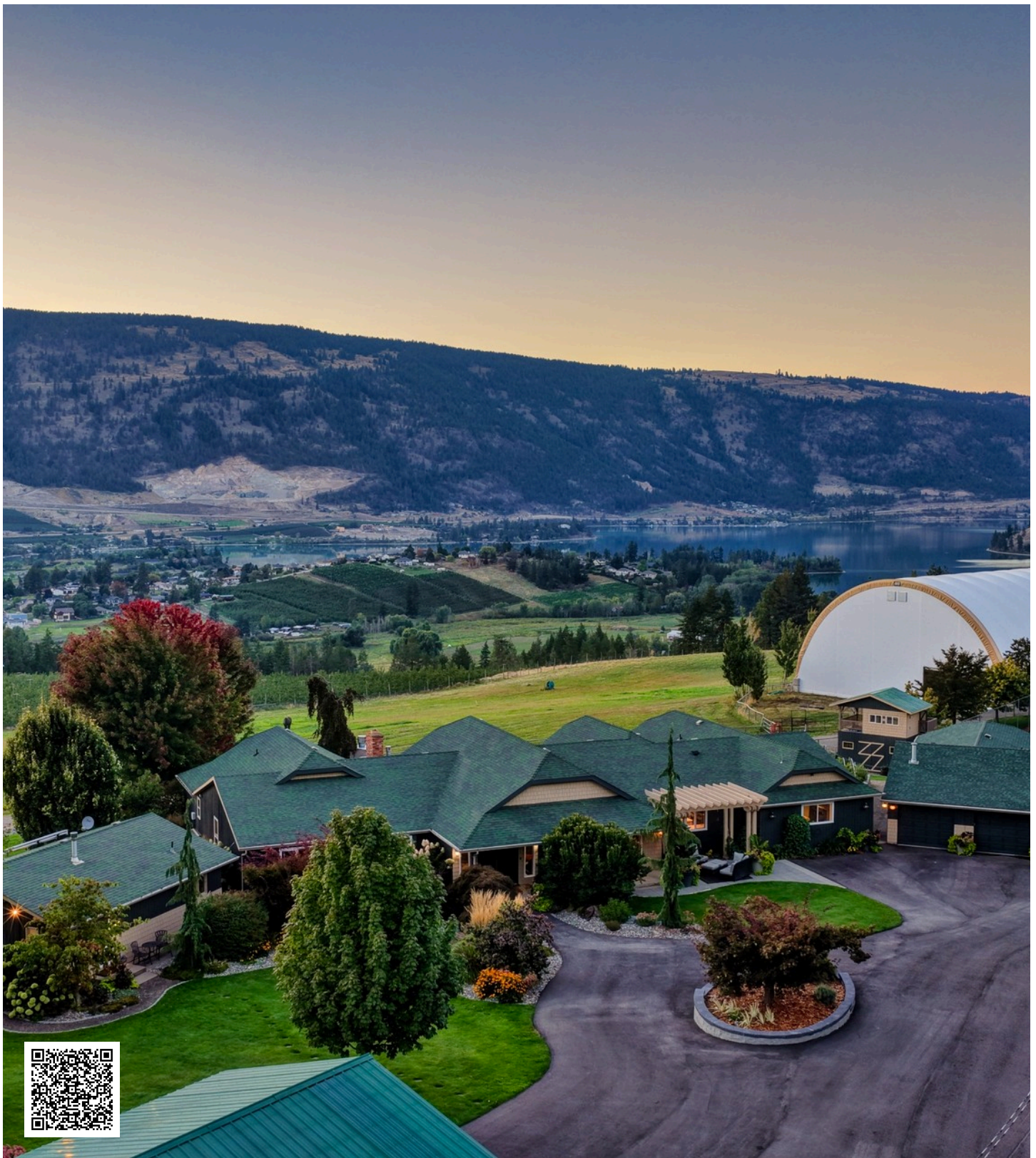




5350 TODD ROAD, LAKE COUNTRY

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



5350 TODD ROAD, LAKE COUNTRY

This private 31-acre Lake Country estate brings together a substantial renovated residence, irrigated pasture, and the infrastructure for an exceptional equestrian or hobby-farm lifestyle. Fully fenced and approached by a new asphalt driveway, the property offers broad valley, lake, and mountain views, along with gravity-fed irrigation.

The main residence has been thoughtfully updated with new doors and windows, cork flooring, refinished hardwood, a grand entry, formal living and dining rooms, a large office, and an open kitchen and living area designed for gathering. The primary suite features oak flooring, a freestanding tub, and direct access to the pool deck. Outdoors, a heated saltwater pool—recently replastered and retiled—extends the living space, while a Generac generator adds peace of mind.

Equestrian amenities include paddocks, corrals, a riding arena, a six-stall barn with tack room, a heated barn, hay and sawdust storage, and a large east paddock with sprinklers. The four-bay Quonset/shop offers LED lighting, lofts, racks, and approximately 12-foot doors—well suited to equipment, collections, or hands-on projects.

A detached three-bay garage with office, gym, and washroom, plus a rebuilt one-bedroom coach house with gas fireplace and private deck, provide versatility for guests, work, and recreation.

Tennis court, playhouse, orchards, and mature grounds complete a property with the space and flexibility that is increasingly hard to find.

DETAILS

Address	5350 Todd Road, Lake Country, BC, V4V 2C8	Bedrooms	4
City	Lake Country	Bathrooms	3
		Finished Area	4,939 Sq. Ft.

SPECIFICATIONS

Lot Size	31.59 Acres	Zoning	A1
Water	Municipal	Legal Description	LOT 100 DISTRICT LOT 7 OSOYOOS DIVISION YALE DISTRICT PLAN 215 EXCEPT PLAN 6393
Sewer	Septic Tank	Ownership	Freehold, Fee Simple
Features	Views, Private, Sprinklers in Ground, Farm, Near Ski Area, Many Trees, Rural		
View	Lake, Mountains, Water, Valley, Panoramic		

BUILDING FEATURES

Finished Area	4,939 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	1971	Parking	3 Garage Spaces Garage, Detached
Storeys	1	Construction	Wood Siding, Wood Frame
Pool	Pool, In Ground, Outdoor, Salt Water, Equipment, Heated	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Private Yard, Garden, Sprinkler System, Storage, Fire Pit
Heating	Electric, Hot Water		
Interior Features	Kitchen Island, Double Vanity, Den, Central Vacuum		

ROOM SIZES

Main Level
Living Room: 19'8" x 12'2"
Kitchen: 19'8" x 11'2"
Bedroom: 11'4" x 13'11"
4-Piece Bathroom: 5'0" x 6'9"
Primary Bedroom: 31'0" x 17'7"
Office: 19'1" x 15'11"
Living Room: 19'0" x 22'9"
Laundry: 12'2" x 20'1"
Kitchen: 22'0" x 19'10"
Family Room: 15'9" x 20'5"
Dining Room: 19'0" x 11'8"
Den: 11'0" x 19'8"
Breakfast Room Nook: 8'9" x 19'7"
Bedroom: 13'7" x 13'5"
Bedroom: 13'5" x 13'3"
Bedroom: 14'1" x 17'6"
5-Piece Ensuite Bath: 15'9" x 9'10"
4-Piece Bathroom: 12'0" x 9'11"
3-Piece Bathroom: 8'9" x 10'0"



























5350 Todd Rd, Lake Country, BC

Main Floor Exterior Area 4938.56 sq ft
Interior Area 4731.97 sq ft



0 8 16 ft

PREPARED: 2026/09/15



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.

5350 Todd Rd, Lake Country, BC

Detached Carriage House Exterior Area 797.20 sq ft
Interior Area 731.89 sq ft



0 3 6 ft

PREPARED: 2026/09/15



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.

5350 Todd Rd, Lake Country, BC

Detached Garage
Exterior Area 943.07 sq ft
Interior Area 856.38 sq ft
Excluded Area 800.79 sq ft



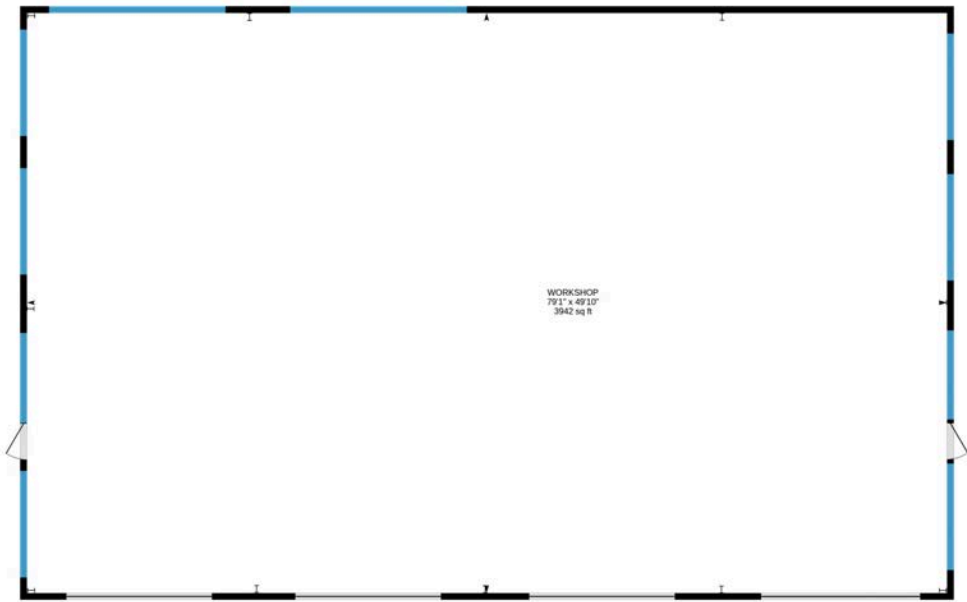
PREPARED: 2026/09/15



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5350 Todd Rd, Lake Country, BC

Detached Shop
Excluded Area 4082.43 sq ft



PREPARED: 2026/09/15



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

- Remarkable 31.5-acre private estate offering a rare combination of luxury residential living, equestrian facilities, extensive outbuildings and recreational amenities
- Elevated setting captures sweeping views across Kalamalka Lake, Wood Lake, surrounding mountains, orchards and the agricultural landscape of Lake Country
- Sprawling single-level residence offers approximately 4,939 sq ft with 4 bedrooms and 3 bathrooms, complemented by a detached guest cottage, studio and gym
- Updated interior balances traditional character with comfortable everyday living, featuring refinished hardwood, cork & tile flooring, solid oak interior doors & extensive custom millwork
- Expansive windows (new 2025) and multiple sliding doors orient the principal living spaces toward the pool, grounds and panoramic lake and mountain views
- Approximately 3½' crawlspace extends beneath much of the main residence, adding valuable additional storage
- Beautifully established grounds feature mature landscaping, orchards, trails, peach, plum & apple trees
- In-ground heated saltwater pool creates a resort-inspired setting overlooking the scenic landscape and lakes beyond
- Poolside living includes generous lawn, retractable awning, gas connection and an impressive wood-burning fireplace
- Equestrian infrastructure includes multiple paddocks and corrals, a 6-stall barn with tack room & dedicated riding arena
- Riding arena has a sand floor, power, lighting and dedicated water with sprinkler system
- Large east paddock incorporates a sprinkler system
- Approximately 4,000 sq ft four-bay Quonset workshop offers exceptional utility with four 12' overhead doors, heating and approximately 24' ceilings
- Additional agricultural and outdoor structures include hay and sawdust storage sheds, dog run, playhouse with garden shed and covered equipment storage
- Private tennis court enhances the estate's recreational offering
- Detached three-bay garage is complemented by a bright studio and gym with office space, 2-piece bathroom and rough-in for a kitchen
- Separate 798 sq ft carriage house has 1 bedroom & 1 bathroom, a full kitchen, laundry and private deck, creating comfortable independent accommodation for extended family or guests
- Fully fenced acreage with secure gated entry and a newly paved circular driveway, extensive on-site parking accommodates more than 10 vehicles
- Municipal water and septic services, gravity-fed irrigation and a backup generator designed to maintain essential mechanical systems during a power outage
- Located approximately 15 minutes from Kelowna International Airport with convenient access to boating, swimming, hiking, horseback riding, skiing and golf

Inclusions

- 48" Dacor gas range
- 60" Whirlpool refrigerator/freezer
- Samsung dishwasher x 2
- Marvel wine refrigerator
- Samsung washing machine
- Samsung dryer
- **CARRIAGE HOUSE INCLUSIONS**
- Samsung electric range
- KitchenAid refrigerator
- KitchenAid dishwasher
- GE top-load washer and dryer

Mechanical

- Forced-air hot water heating
- Hot water boiler (gas/wood)
- Armstrong A/C x 2
- 200-amp service panel x 2
- 100-amp service panel
- 60-amp subpanel
- Rheem hot water tank
- Emerson thermostat
- Beam Central vacuum

MAIN LEVEL

Entry

- Covered front porch with a solid oak entry door
- Tile and hardwood flooring establish the home's warm natural material palette
- Painted oak wainscoting adds traditional architectural character
- Two entry closets provide generous guest and household storage

Den

- Warm cork flooring creates a comfortable foundation for the principal gathering space
- Large west-facing windows and sliding glass doors frame exceptional views across the pool, orchards, Kalamalka Lake, Wood Lake and surrounding mountains
- Two-sided gas fireplace features brick cladding and a substantial custom solid-wood mantel
- Direct access to the poolside outdoor living areas strengthens the connection between the home and its amazing setting

Kitchen

- Generously proportioned kitchen combines traditional detailing with extensive workspace and storage
- Two-tone raised-panel cabinetry features soft-close construction, crown moulding, display cabinets, wood detailing and dedicated dish storage
- Granite countertops are complemented by a fully tiled backsplash and convenient pot filler
- Custom hood surround provides an architectural focal point above the 48" Dacor gas range with griddle
- Oversized 5' x 11' central island with granite counter provides substantial storage, an under-mount ceramic sink, drop pendant lighting and seating for five
- Separate apron-front ceramic sink is positioned beneath an east-facing window overlooking the grounds
- 60" Whirlpool refrigerator/freezer is complemented by two Samsung dishwashers and a Marvel wine refrigerator
- Durable cork flooring brings warmth and comfort to the expansive workspace

Dining

- Informal dining area flows naturally from the kitchen and main living spaces
- Cork flooring continues the warm material palette
- Statement chandelier defines the dining area within the open layout

Family Room

- Cork flooring and large windows create a bright, comfortable second living space adjacent to the kitchen
- Recessed lighting and 8' ceiling
- Flexible layout lends itself to a casual sitting room, reading space or additional work area

From Dining Room

- Formal dining room provides an elegant setting for larger gatherings
- Hardwood flooring, crown moulding and a traditional chandelier reinforce the home's classic character
- Window captures views toward the pool and lake
- French doors allow the room to be closed for more intimate occasions

Living Room

- Spacious gathering room features hardwood flooring and crown moulding
- Large windows and sliding glass doors open directly to the pool deck
- Traditional gas fireplace with tiled surround, wood mantel and granite hearth creates a warm focal point

Office

- Home office features oak flooring and extensive custom oak built-in cabinetry
- East-facing window introduces natural light
- Glass door maintains visual connection while providing separation from the surrounding living areas

Four Bedrooms

- The primary retreat features oak hardwood flooring, windows overlooking the pool, lake and mountains, a corner gas stove, crown mouldings, bedside scone lighting, blackout blinds, three closets with oak built-ins are complemented by a generous walk-in closet, and 5-piece ensuite with direct outdoor access
- The second bedroom features cork flooring, a spacious layout, garden views and two closets with illuminated custom built-ins and mirrored doors
- The third bedroom features oak hardwood flooring, a bay window with integrated storage and a closet with solid-oak built-ins and bi-fold doors
- The fourth bedroom features oak hardwood flooring, wall scone lighting, a built-in window seat with storage and a closet with solid-oak built-ins and bi-fold doors

Three Full Bathrooms

- 5-piece ensuite features cork flooring, a garden-view window, a double vanity with shaker-style cabinetry, granite countertop, 2 wall-mounted mirrors with scone lighting, a large steam shower with granite tile, a built-in bench seat, a freestanding tub beneath a chandelier, a separate water closet and direct access to the pool and grounds
- 4-piece bathroom features cork flooring, a granite tiled walls, an antique-style vanity and storage hutch with granite top, a vessel sink, a garden-view window and a tub/shower with granite tile surround
- 3-piece bathroom features cork flooring, a pedestal-style vanity with moulded countertop, tiled backsplash, scone lighting, a fully tiled walk-in shower with frameless glass door entry, a linen cabinet and a garden view window

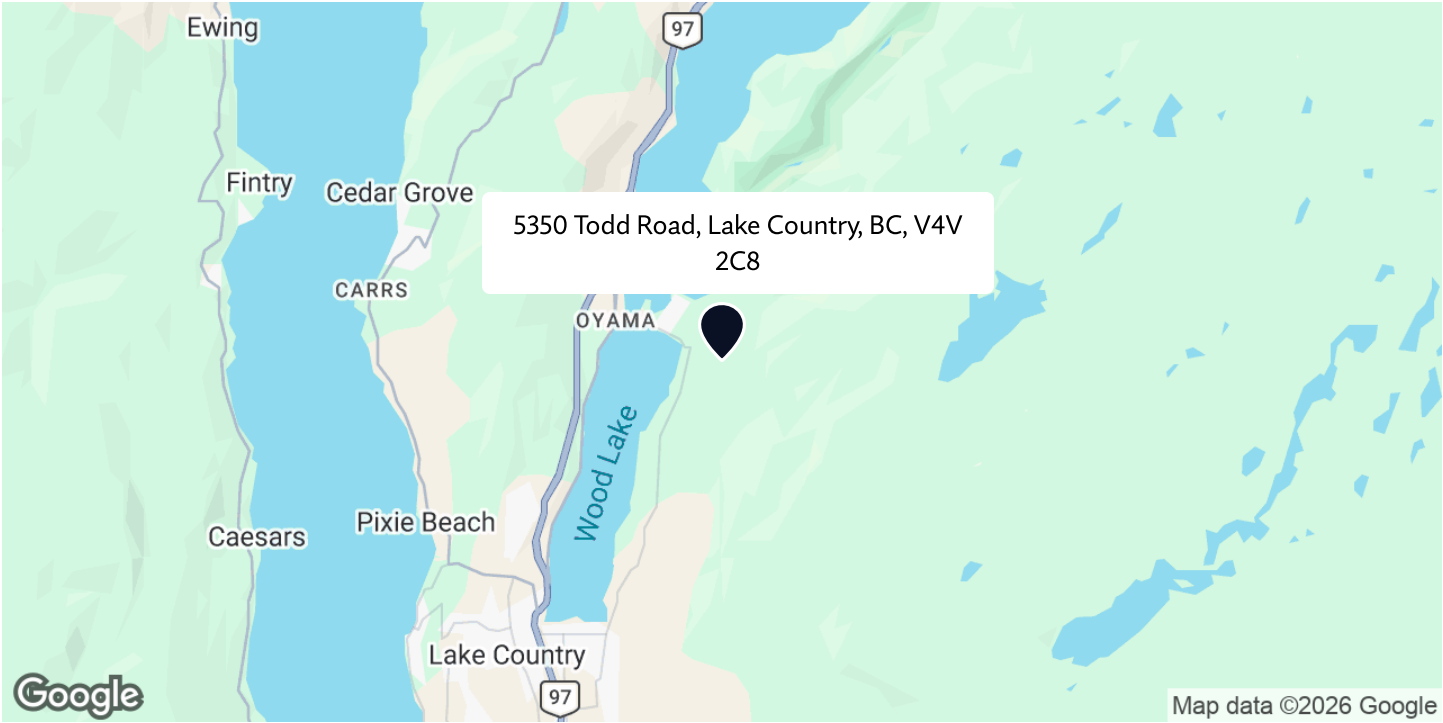
Laundry/Mudroom

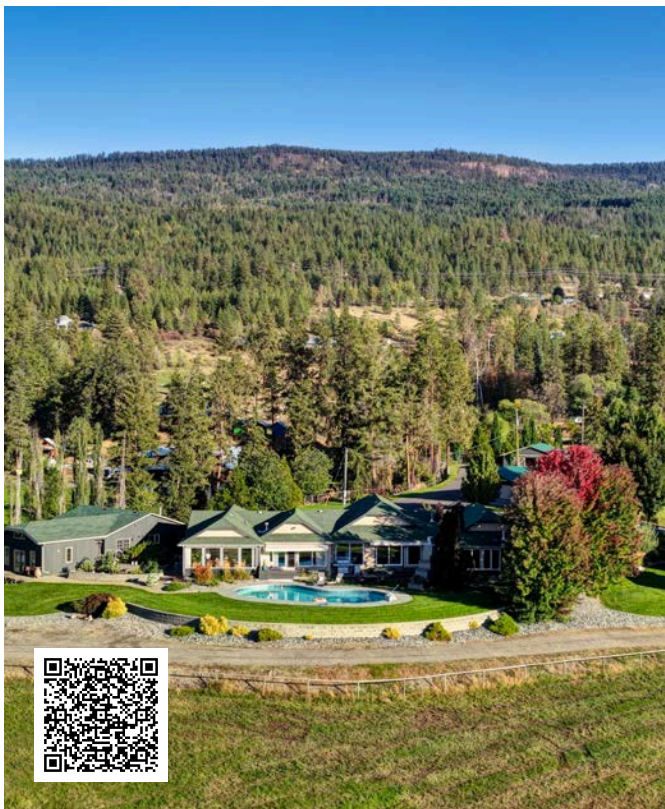
- Cork flooring continues into the spacious laundry and mudroom
- East-facing window provides natural light
- Custom-height cabinet incorporates a ceramic sink
- Closets and additional cabinetry provide excellent household storage

Detached Carriage House

- Approximately 798 sq ft detached cottage provides private, self-contained accommodation with 1 bedroom and 1 bathroom
- Open living and kitchen area features oak flooring, abundant natural light and garden and lake views
- Oak kitchen cabinetry is complemented by tiled backsplash, ceramic sink, Samsung electric range, KitchenAid refrigerator and KitchenAid dishwasher
- Living area features a freestanding gas stove and sliding doors opening to a private deck
- Comfortable bedroom with closet and oak flooring
- 4-piece bathroom includes a tub/shower combination, vanity with moulded sink and tile flooring
- GE top-load washer and dryer provide in-suite laundry
- Honeywell Home thermostat
- Extensive storage adds to the everyday functionality

LOCATION



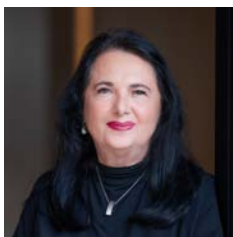


A Rare Opportunity To Purchase This 31 Acre Property

Offering exceptional views, irrigation rights for the pastures and an impressive collection of outbuildings. The property features a large riding arena, expansive Quonset/shop, barn, tennis/pickleball court, spacious one level rancher with a pool, and a separate guest house. Incredible value for a buyer looking for space for animals, equipment and toys, all while just a short drive from the amenities of Winfield.

— Jane Hoffman

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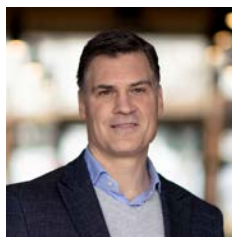
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