



405 HOBSON CRESCENT, KELOWNA

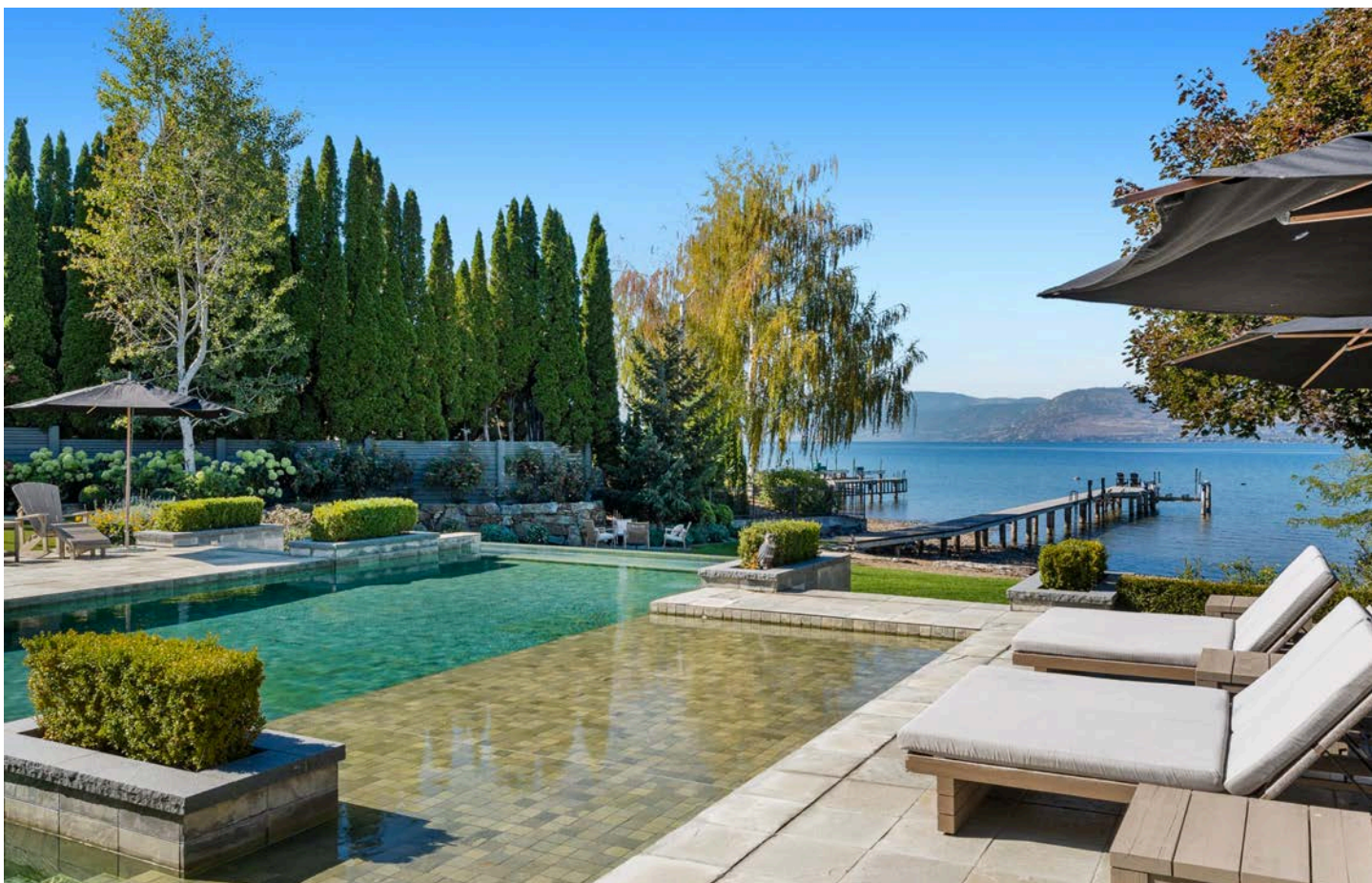
Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



405 HOBSON CRESCENT, KELOWNA

Set along Hobson Crescent, one of Kelowna's most coveted waterfront streets in the Lower Mission, this 8,729 sq. ft. property features a four-bedroom main residence that can be fully closed off from an attached, guest wing. With four additional bedrooms, the wing offers older children, grandchildren, or visiting friends a comfortable, private place of their own while the main home remains self-contained.

Outside experience the full expression of life by the lake: a private dock with hydraulic boat lift and two jet ski lifts, a detached boathouse, saltwater infinity pool, hot tub, putting green, beachside fire pit, and covered outdoor kitchen. Built by Neil Miller and designed by Lynn Archibald, the home brings together Kettle Valley stone, cedar shingles, site-finished ash hardwood, and west-facing views across Okanagan Lake.

Inside, the great room is defined by exposed beams, a wood-burning fireplace, and pocketing glass doors that disappear into the walls to open the living space seamlessly to a fully equipped outdoor kitchen and the poolside terrace. Phoenix cabinetry, Wolf and Sub-Zero appliances, a generous island, butler's pantry, wet bar, and climate-controlled wine room anchor the kitchen and dining area.

The upper level of the main home is devoted entirely to the private primary retreat, featuring its own lounge, wet bar, laundry, dressing room, lake-view deck, and a fireplace-centred ensuite designed as a serene sanctuary overlooking the water. A gym, games room, hockey skills rink, wine cellar, heated garages, Control4 automation, Lutron lighting, integrated speakers, and property security create a rare waterfront offering.

DETAILS

Address	405 Hobson Crescent, Kelowna, BC, V1W 1Y3	Bedrooms	8
City	Kelowna	Bathrooms	10
		Finished Area	8,729 Sq. Ft.

SPECIFICATIONS

Lot Size	0.8 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT A DISTRICT LOT 167 OSOYOOS DIVISION YALE DISTRICT PLAN KAP50828
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Landscaped, Near Park, Paved, Views, Private, Waterfront, Near Golf Course, Sprinklers in Ground, Level, Secluded, Near Ski Area, Few Trees, Recreational		
View	Lake, Mountains, Panoramic		
Waterfront	Lake, Lakefront, Waterfront		

BUILDING FEATURES

Finished Area	8,729 Sq. Ft.	Fireplace	3 Fireplaces (Gas, Wood Burning)
Year Built	2015	Parking	5 Garage Spaces Attached, Garage, Garage Door Opener, Additional Parking, Detached, Heated, Oversized
Storeys	2	Construction	Stone, Wood Siding, Wood Frame, Concrete
Pool	Pool, In Ground, Outdoor, Salt Water, Heated	Foundation	Concrete Perimeter
A/C	Central Air, Heat Pump	Exterior Features	Balcony, Private Yard, Garden, Sprinkler System, Hot Tub, Storage, Dock, Fire Pit
Heating	Forced Air, Heat Pump, Radiant Floor, Wood		
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Wall Mounted TV, Wet Bar		

ROOM SIZES

Main Level

Laundry: 6'7" x 17'7"
Bedroom: 11'3" x 11'4"
Kitchen: 18'4" x 19'0"
Bedroom: 11'9" x 18'8"
Great Room: 31'7" x 24'4"
2-Piece Bathroom: 5'3" x 6'7"
4-Piece Bathroom: 10'11" x 9'3"
Pantry: 7'9" x 9'8"
Other: 9'3" x 7'3"
Office: 9'1" x 9'5"
Mud Room: 9'0" x 16'11"
3-Piece Ensuite Bath: 5'9" x 7'11"
Dining Room: 12'9" x 24'4"
2-Piece Bathroom: 5'3" x 5'8"
Gym: 13'3" x 15'4"
2-Piece Bathroom: 5'8" x 5'2"
Laundry: 9'11" x 11'11"
Bedroom: 11'4" x 13'9"

Lower Level

Storage Room: 3'10" x 9'2"
Utility Room: 16'2" x 11'9"
Recreation: 32'9" x 10'9"

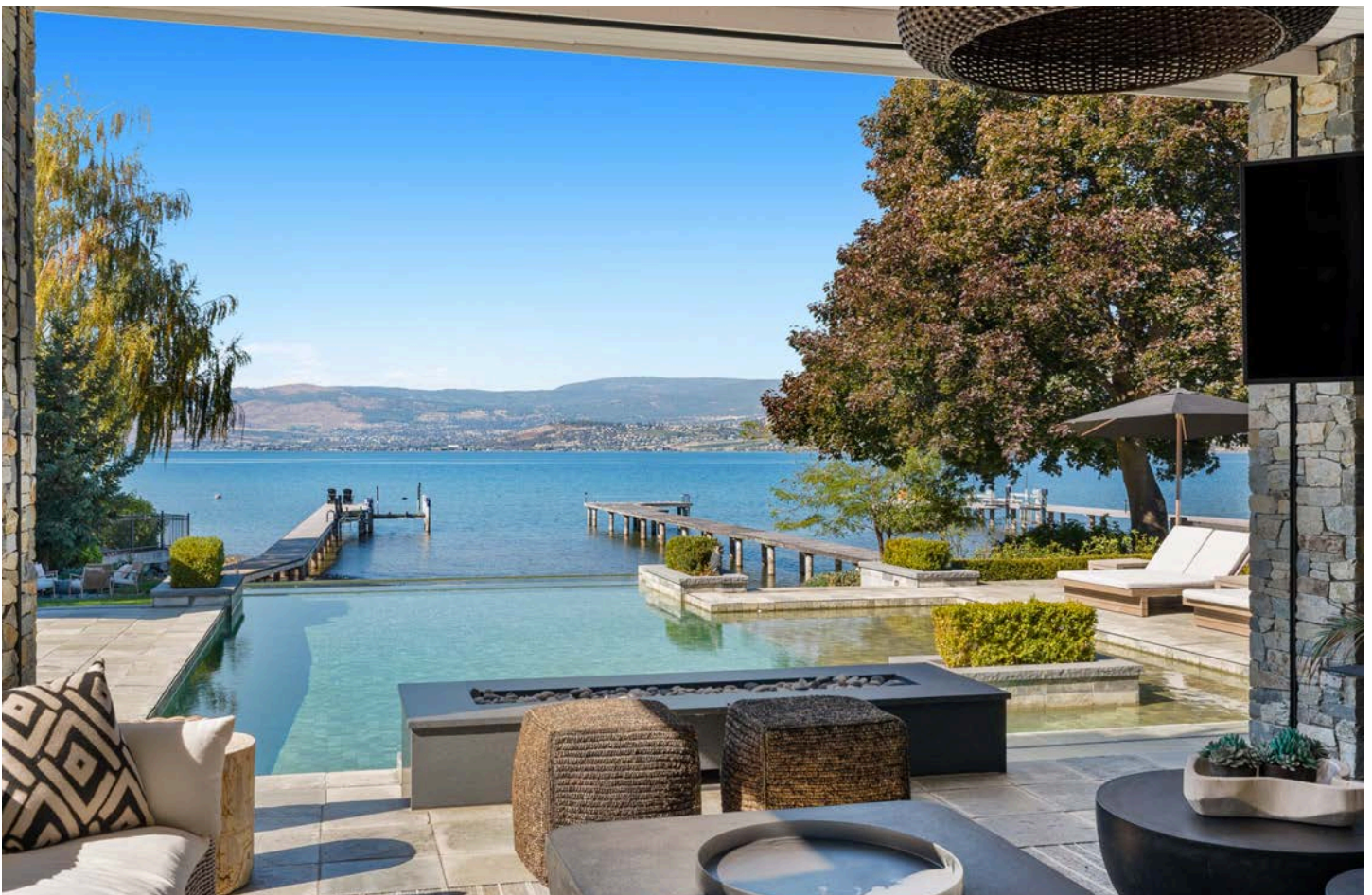
Second Level

3-Piece Ensuite Bath: 8'8" x 6'1"
Other: 7'8" x 3'8"
3-Piece Bathroom: 7'3" x 10'5"
5-Piece Ensuite Bath: 13'9" x 21'2"
Other: 25'6" x 13'7"
Bedroom: 13'3" x 10'11"
5-Piece Ensuite Bath: 11'2" x 15'2"
4-Piece Ensuite Bath: 9'7" x 5'10"
Bedroom: 11'8" x 14'1"
Other: 8'9" x 6'4"
Family Room: 14'7" x 25'10"
Laundry: 7'5" x 7'3"
Bedroom: 12'4" x 19'5"
Primary Bedroom: 30'8" x 29'4"
Bedroom: 12'9" x 13'1"











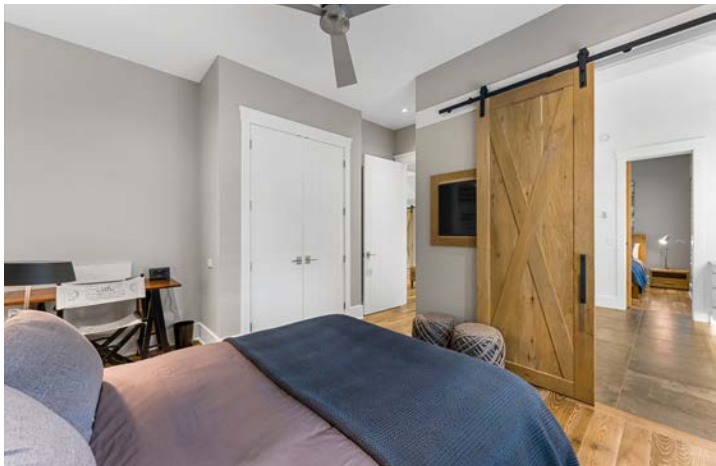






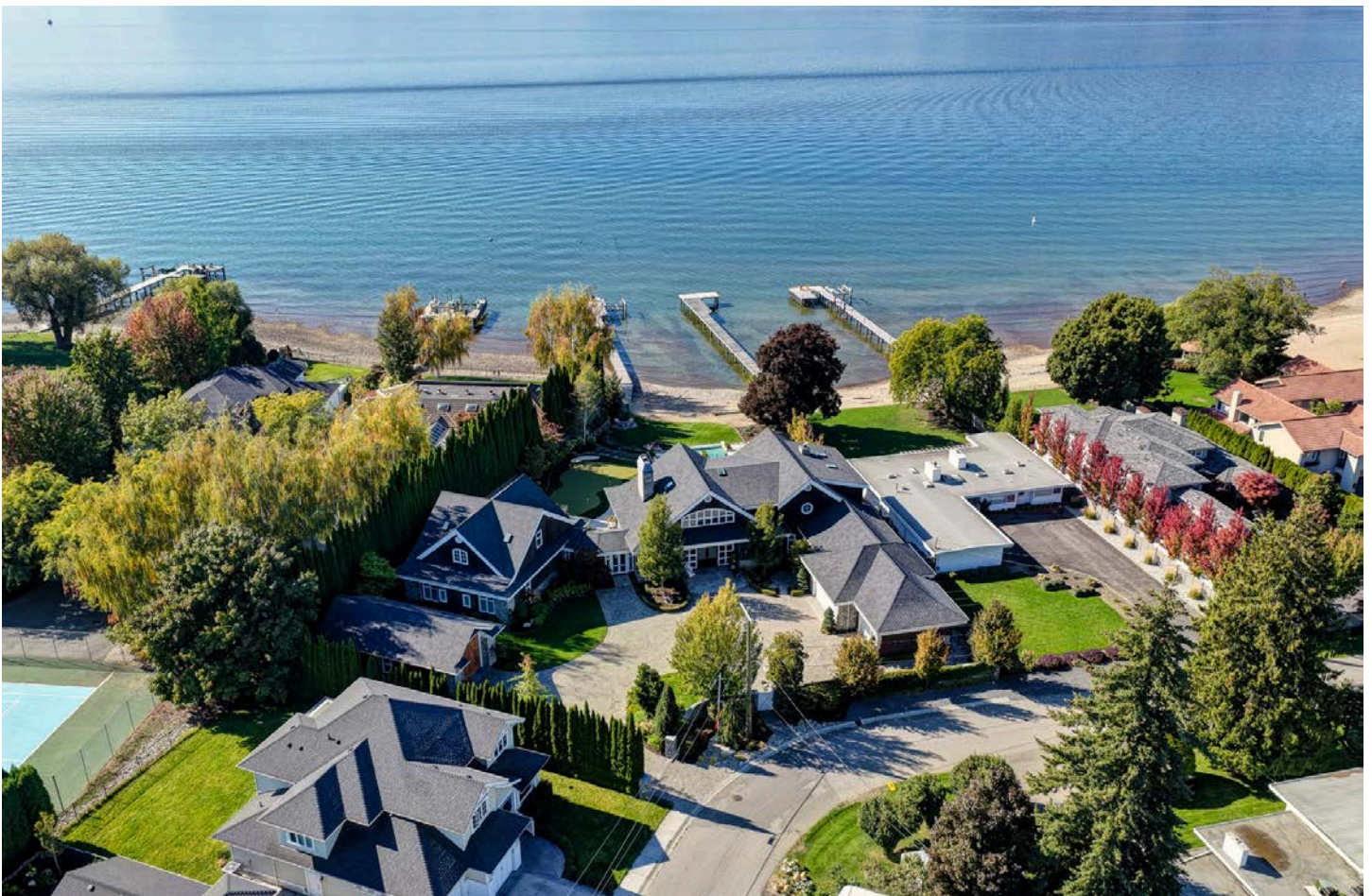
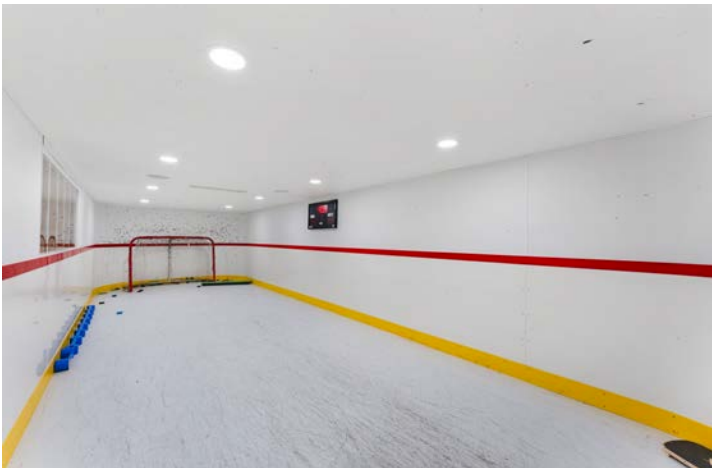


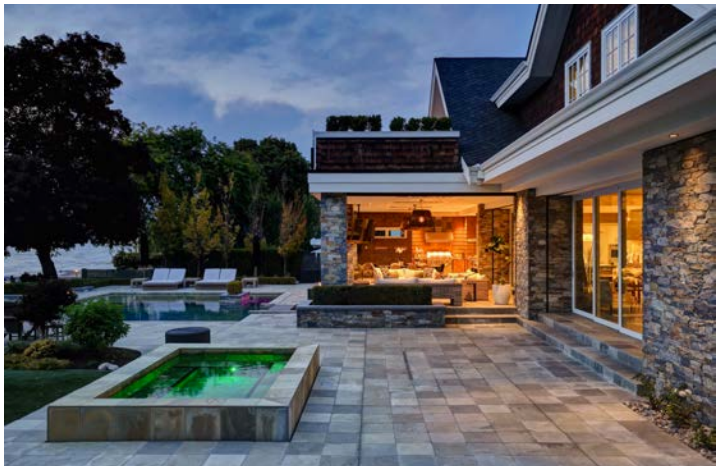












405 Hobson Crescent, Kelowna, BC

Main Floor Exterior Area 5346.68 sq ft
Interior Area 5039.12 sq ft
Excluded Area 1142.29 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.

405 Hobson Crescent, Kelowna, BC

Upper Level Left Exterior Area 1105.29 sq ft
Interior Area 1014.58 sq ft
Excluded Area 113.15 sq ft



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405 Hobson Crescent, Kelowna, BC

Upper Level Right
Exterior Area 2278.39 sq ft
Interior Area 2143.22 sq ft
Excluded Area 254.68 sq ft



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ft

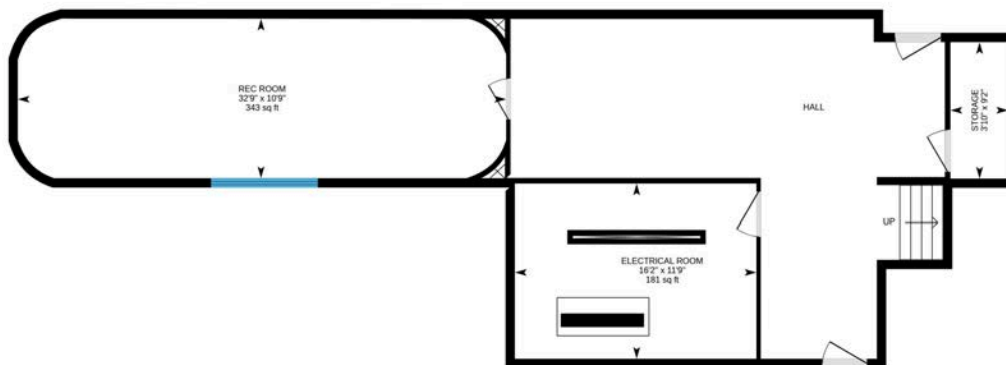
PREPARED: 2026/09/23



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405 Hobson Crescent, Kelowna, BC

Lower Level (Below Grade)
Exterior Area 111.67 sq ft
Excluded Area 1011.13 sq ft



0 3 6
ft

PREPARED: 2026/09/23



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EXCEPTIONAL FEATURES

- Built by Neil Miller and designed by Lynn Archibald, bringing together architecture, exceptional craftsmanship, and a timeless, truly Okanagan design
- Set in a discreet corner of one of the most desirable waterfront streets in Kelowna
- West-facing lake and mountain views create a dramatic natural backdrop, with the home oriented to capture the changing light throughout the day
- Extensive use of locally sourced Kettle Valley stone creates a distinctive visual continuity throughout the property, flowing between the Great Room to the outdoor patio, exterior architecture, and surrounding landscape
- Natural, diverse, and impeccably manicured grounds designed by sought-after Natureworks Landscaping, maintaining an organic connection to the waterfront setting
- A detached boat house provides a private and highly functional lakeside amenity, distinguished by an oversized 11-foot solid-wood door
- The property is complemented by a centralized 360° security camera system, providing comprehensive surveillance across the entire estate
- Fully integrated Lutron lighting system provides sophisticated control of the home's lighting environment from a tablet or your phone
- Control4 smart-home technology seamlessly integrates lighting, climate, entertainment, and security into one intuitive platform
- Recessed lighting and flush-mounted integrated speakers are thoughtfully incorporated throughout the residence
- Three-point locking exterior doors, 8' solid-wood interior doors, 4" wood shutter blinds, and 8" solid-wood baseboards throughout highlight the exceptional level of finish and craftsmanship
- Solid ash hardwood flooring, finished on site plus slate and tile flooring extend throughout the principal living areas, bringing warmth, texture, and continuity to the space
- Luxurious resort-style outdoor living with stone tiled saltwater pool, oversized hot tub for 10, putting green, private sandy beach, gas fire pit and a private dock

Inclusions

- Subzero 60" paneled double door fridge
- 4 Subzero 24" paneled drawer freezers
- 2 Bosch 24" dishwashers
- Wolf 48" built-in gas cooktop with griddle
- 2 Wolf built-in ovens
- Subzero 30" counter depth freezer
- Miele built-in espresso machine
- 2 Marvel 24" paneled fridge drawers
- Maytag Maxima front load washer and front load dryer
- Maytag stacking front loading washer & dryer
- 2 Marvel fridge drawers
- Marvel outdoor bar fridge and ice machine
- Fisher & Paykal 48" barbecue
- Fisher & Paykal single burner range

Mechanical

- 3 Carrier furnaces
- Wood burning fireplace
- 8-zone Tekmar radiant in-floor heating
- Carrier heat pump
- 100 amp boat house panel
- 100 amp annex panel
- 125 amp pool room panel
- 125 amp sub panel 1
- 200 amp sub panel 2
- Carrier thermostat
- Wiltech Security
- Wired for EV charger

MAIN LEVEL - NORTH WING

Entry/Foyer

- Breathtaking Lake and mountain views upon entering, with dramatic 21' lofted ceilings
- Oversized frosted glass panel French doors surrounded by windows including curved transom windows above
- Sweeping arched staircase to upper level
- Radiant in-floor heating

Mudroom

- Access doors to both front entrance and garage, Wiltech security system
- Galvanized steel custom cabinetry, custom shoe storage cabinet
- Custom built-in bench with storage and coat racks
- Slate flooring with radiant in-floor heating

Kitchen

- Custom Louvre-style cabinetry by Phoenix Cabinets with stainless steel hardware
- Quartz countertops and tile backsplash with under cabinet lighting
- Custom stainless steel hood, built-in garbage and recycling
- Stainless steel double apron sink and incinerator
- Oversized concrete-finished island with soft close distressed cabinets with stainless steel hardware with bar seating for seven, 3 beautiful pendant lights accent the space
- Radiant in-floor heating

Butler's Pantry

- Sliding barn door access, motion sensor lighting, side door with access to backyard patio
- Custom shaker style, soft close cabinets with additional open cabinet storage and under-cabinet lighting
- Quartz countertop with tile backsplash, undermount stainless steel prep sink, shiplap feature wall

Bar

- Custom Louvre-style cabinetry by Phoenix Cabinets with stainless steel hardware
- Large sliding windows that open to exterior patio bar
- 2 Marvel 24" beverage fridges

Office

- North facing window with view to side yard, glass panel door to kitchen, wall sconce lighting

Dining

- Open concept dining room with floor to ceiling stacking glass patio doors opening to the lakeside patio
- 11' ceilings with exposed wood beams and shiplap finish, unique curved wood chandelier
- Climate controlled KOOLR wine storage with glass and matte black framed doors

Great Room

- Kettle Valley stacked stone pillars create a warm and inviting ambience
- Wood burning fireplace with Kettle Valley stacked stone surround continues the beautiful design, custom flagstone hearth, radiant in-floor heating
- Large format drop-down projection screen and projector, integrated flush mount ceiling speakers
- Exposed wood beam and shiplap ceiling
- Large floor to ceiling stacking glass patio doors open to the patio capturing the lake and mountain views
- Firewood storage alcove with decorative wrought iron gate

Laundry

- Slate tile with radiant in-floor heating
- Bead board shaker style upper and lower cabinetry
- White quartz counter top with tile backsplash, undermount double stainless steel sink with Moen faucet
- Comfort height folding counter with hanging rod and built-in ironing board
- Window with side yard view
- Maytag Maxima front load washer and front load dryer
- Access to lower level

2-Piece Bathroom

- Floating vanity with quartz countertop, tiled backsplash and vessel sink
- Under cabinet and drop down pendant lighting, brick styled feature wall, round window adds natural light

Convenient to Pool Room and Second Laundry

- Slate flooring, high transom privacy window add lots of western natural light
- Built-in bench seating with white shaker-style cabinets, and open storage for pool accessories
- Oversize steam shower with pebble flooring, slate tile, 3 waterfall shower heads and 3 handheld shower heads
- Side door access directly to pool area
- Maytag stacking front loading washer & dryer

2-Piece Pool Bathroom

- Slate flooring, vanity with moulded Kohler porcelain top, tiled feature wall
- Wall mounted vanity mirror with storage

Bedroom 1

- Double door closet with built-in cabinets, sensor lighting and ceiling fan

Bedroom 1 - Ensuite

- 3-piece bathroom with tile floor, vanity with shaker style cabinets, granite counter with undermount sink
- Oversized mirror with sconce lighting, floor-to-ceiling tiled glass enclosed shower

South Wing - Recreation Room

- Floor to ceiling collapsible glass patio doors open onto the putting green area
- Rustic vintage industrial billiard pendant lighting, integrated flush mount ceiling speakers
- Spacious layout for games tables, built-in entertainment wall with distressed wood cabinetry

South Wing - 2-Piece Powder Room

- Vanity with moulded Kohler porcelain top, custom rope drop down pendant lighting
- Wall mounted vanity mirror with storage

South Wing - Bedroom 2

- Large double door closet with custom built-in cabinets and sensor lighting
- Windows with wood shutter blinds, and front yard garden view
- Stainless steel ceiling fan, built-in wall mounted TV
- Solid wood sliding barn door to Jack and Jill bathroom

South Wing - Full 4-Piece Bathroom

- Jack and Jill style bathroom with large-format tile flooring
- Large double vanity with white shaker-style cabinets, quartz countertop, vessel sinks with tile backsplash
- Vanity mirror with integrated modern lighting, under counter lighting
- Windows with garden view
- Stunning curb-less walk-in tiled shower with frameless glass sliding doors, rain and handheld wand shower heads
- Private water closet

South Wing - Bedroom 3

- Oversized double door closet with custom built-in cabinets and sensor lighting
- Windows with wood shutter blinds, and front yard garden view
- Stainless steel ceiling fan, built-in wall mounted TV
- Solid wood sliding barn door access to Jack and Jill bathroom

South Wing - Gym

- Solid wood barn-style sliding doors
- Floor to ceiling collapsible glass patio doors open onto patio and putting green area
- Hardwood flooring with removable rubber gym floor matting, wall sconce lighting
- Integrated ceiling speakers, built-in wall storage unit for exercise equipment

Upper Level Left Wing - Family Room

- Inviting gathering space with French doors opening to upper lakeview deck

Upper Level Left Wing - Deck

- Overlooking pool, putting green and beach area with lake and mountain views
- Floating tile slate floor with glass railing

Upper Level Left Wing - Full Bathroom

- 3-piece bathroom with beautiful tile floors wrapping up into a fully tiled feature wall, shiplap wall, skylight
- Walk-in tiled shower with frameless glass door, rain and handheld wand shower heads
- Dark wood vanity with quartz countertop and undermount sink, under cabinet lighting

Upper Level Left Wing - Bedroom 1

- Ceiling fan with LED lighting, double door closet with custom built-in cabinetry
- South facing window with mountain view

Upper Level Left Wing - Bedroom 2

- Ceiling fan with LED lighting, double door closet with custom built-in cabinetry
- Glass door to upper deck, west facing windows
- 5-piece ensuite bathroom

Upper Level Left Wing - Bedroom 2 Ensuite Bathroom

- 5-piece ensuite with stunning tile flooring that wraps around the walls and through the shower
- Feature shiplap wall and shiplap ceiling with skylight
- Freestanding tub with handheld showerhead
- Walk-in tiled shower with frameless glass door and rain and handheld wand shower heads
- Dark wood double vanity with quartz countertop and two undermount sinks, under cabinet lighting

Upper Level Right Wing - Bedroom 1

- Angled ceiling with wood feature wall
- West facing window with wood shutters capturing pool, mountain, and lake views
- Drop down pendant light feature, closet with custom built-in
- 4-piece ensuite bathroom

Upper Level Right Wing - Bedroom 1 - Ensuite Bathroom

- 4-piece ensuite features angled ceilings with skylight
- Moulded tub with frameless glass enclosure, 1 rain and handheld wand shower heads
- Vanity with white shaker style cabinets, custom nautical mirror, and under counter lighting, quartz countertop with undermount sink
- Built-in linen closet

Upper Level Right Wing - Bedroom 2

- Wood feature wall, window looking out on pool, mountain and lake views, closet with custom built-ins
- 4-piece ensuite bathroom

Upper Level Right Wing - Bedroom 2 - Ensuite Bathroom

- 4-piece bathroom features a skylight, moulded tub with frameless glass enclosure, rainfall and handheld wand showerheads, sconce lighting beside decorative mirror
- White shiplap feature walls
- White shaker style vanity with quartz countertop with under mount sink

Upper Level Right Wing - Primary Bedroom

- French doors with wood shutters, open to the private ensuite deck
- Architecturally inspired arched shiplap ceiling with statement chandelier and recessed lighting, built-in surround sound speakers
- Radiant in-floor heating
- Stunning marble feature wall with 2-sided fireplace

Upper Level Right Wing - Primary Bedroom Sitting Room

- An intimate living space seamless connected to the ensuite bedroom, for quiet evenings or morning coffee
- Shiplap ceiling with recessed lighting and ceiling fan
- Built-in media console
- Built-in wet bar and coffee nook with white quartz countertop and undermount sink, 2 Marvel fridge drawers

Upper Level Right Wing - Primary Bedroom Laundry Room

- Built-in custom cabinets with stainless steel hardware and quartz countertop
- Floating shelving with recessed undermount lighting, built-in quartz folding counter, Large stainless steel sink with marble tile backsplash and hanging rod, designer track lighting

Upper Level Right Wing - Primary Bedroom Walk-In Closet

- The feeling of a luxury boutique clothing store, right in your home
- Drop pendant and designer track lighting
- Full length built-in mirror, custom white shaker style cabinets with stainless steel hardware, radiant in-floor heating
- East facing window with yard view & north facing window with yard view

Upper Level Right Wing - Primary Bedroom Ensuite Bathroom

- Five-star luxury ensuite bathroom that flows effortlessly into the bedroom and living space, tied together by a marble feature wall inset with a double-sided fireplace
- The room is anchored by a free-standing tub with floor mounted faucet, and an elegant glass chandelier
- 60"x 30" white marble tiled floors with radiant in-floor heating, white shiplap ceiling with two skylights
- Custom white shaker cabinetry with under cabinet lighting, white quartz counter with two Kohler vessel sinks and a custom mosaic tile backsplash
- Additional built-in vanity with medicine cabinet and integrated lighting
- Shower with 2 rain shower heads and a handheld wand shower head, heated towel rack
- Frosted glass enclosed water closet
- West facing window with lake and mountain views

Upper Level Right Wing – Primary Bedroom Deck

- Views overlooking the pool, hot tub, putting green, and beach area with lake and mountain views, glass railing & floating tile slate flooring

Basement and Garages

- Two separate entrances for ease of access, sealed floors and 7' ceilings
- Climate controlled wine cellar with KOOLR refrigeration system, mechanical rooms
- Hockey skills rink
- 1 single oversized heated garage with jet ski storage, and rough-in for EV charger
- 1 double heated garage, utility sink, hot and cold-water hose bib, keyless code entry
- Tandem detached boat house with oversized 11' solid wood garage door with separate side door entry

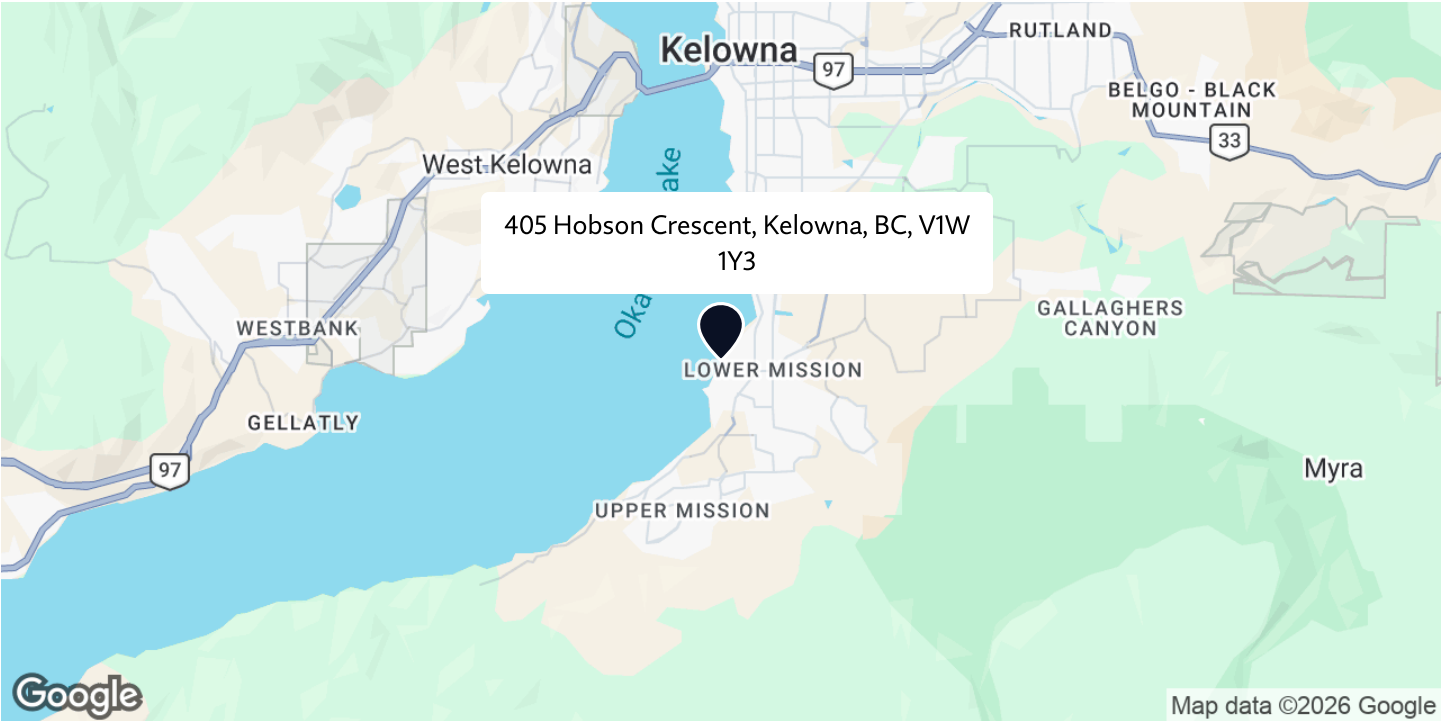
Lakeside Outdoor Features

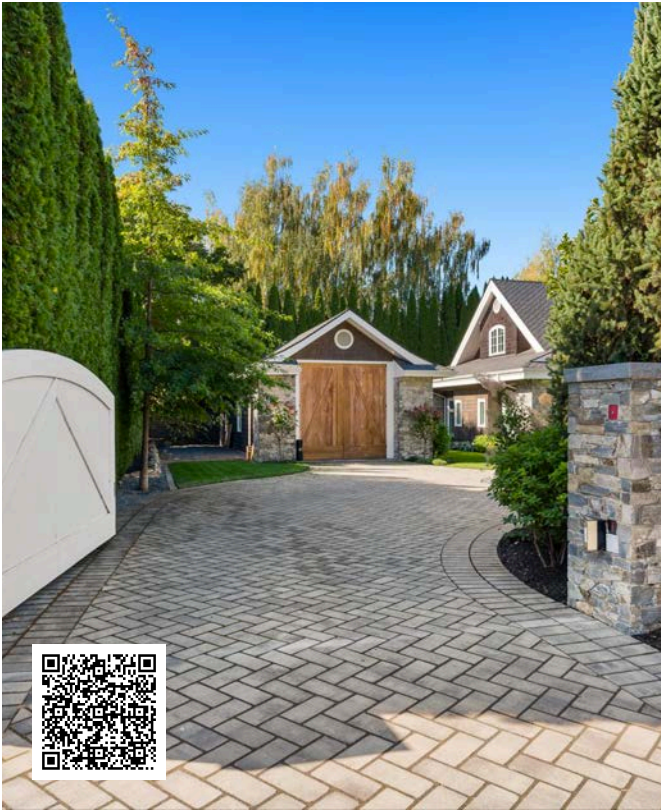
- Luxurious resort-style outdoor living with stone tiled saltwater pool, oversized hot tub for 10, putting green, private sandy beach, gas fire pit, and private dock
- Saltwater pool features 3" thick glass wall looking out over the waterfront lake view, 3" deep Baja shelf, underwater lighting, stone tile, and waterfall feature
- 6-hole putting green with faux sand-traps
- Fully irrigated landscaping with future lighting throughout
- Feature cobblestoned waterfront fire pit
- Private dock with hydraulic boat lift, 2 jet ski lifts, and hose bib
- Fully covered entertaining area with kitchen, shiplap ceiling, infrared heaters, fireplace, and integrated speaker system.
- Bar top seating with passed through window to interior kitchen
- Marvel outdoor bar fridge and ice machine
- Stainless steel countertops with stone backsplash and stainless steel sink
- Fisher & Paykal 48" barbecue with rotisserie feature, and exhaust system
- Fisher & Paykal single burner range, new line solid hardwood cabinets with stainless steel hardware
- Four-zone motorized screens to control privacy and sunlight
- Large drop pendant lighting and big screen TV mounting

Front Exterior Features

- Keyless gated walk-in and drive-in entries, elegantly designed stone driveway
- Immaculate landscaping with diverse trees, shrubs, and perennials by Natureworks Landscaping
- Mature cedar hedges for privacy and sound dampening

LOCATION





An Exceptional Property Along One of Kelowna's Premier Lakefront Streets

This beautifully designed residence offers a spacious main home and separate guest wing, ideal for large families and those who love to entertain. Built by renowned builder Neil Miller and thoughtfully designed by Lynn Archibald, this remarkable waterfront home seamlessly connects indoor and outdoor living with the beauty of Okanagan Lake. A truly special property where family and friends can gather, enjoy everything lakefront living has to offer, and create memories for generations to come.

— Jane Hoffman

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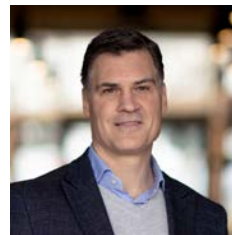
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