

6850 LAKESHORE ROAD, KELOWNA

Presented by

Paul Heinrich

Real Estate Professional

JANE HOFFMAN

REALTY



6850 LAKESHORE ROAD, KELOWNA

A private, peaceful setting on Okanagan Lake defines this waterfront retreat, where mature trees frame sweeping lake and mountain views. Warm timber detailing and refinished Hemlock floors complement inviting gathering spaces. In the great room, soaring ceilings, exposed beams and expansive windows bring the views inside, while a full-height stone fireplace anchors the space.

The kitchen features a generous island, rich cabinetry, updated appliances and an adjoining lakeview dining area. An office and main-floor guest bedroom add flexibility.

Upstairs, the primary suite occupies its own wing with a private balcony, walk-in closet and 5-piece ensuite featuring a freestanding tub, heated tile floors and glass-enclosed shower. An open gallery walkway connects two additional bedrooms sharing a 5-piece bathroom.

Covered decks and a waterside lounge invite gatherings, while a 50-ft. deep-water dock with licence approved in August 2025, boat and Sea-Doo lifts, and a fob-operated funicular ease lake access. Unwind in the hot tub with stunning lake views.

Renovated in 2025, the home offers geothermal heating and cooling, whole-home Sonos, a lower-level gym and temperature-controlled wine cellar. A two-car garage and exterior parking complete the property. Located outside BC's Speculation and Vacancy Tax designated areas.

DETAILS

Address	6850 Lakeshore Road, Kelowna, BC, V1W 4J5
City	Kelowna
Bedrooms	4
Bathrooms	4
Finished Area	4,969 Sq. Ft.

SPECIFICATIONS

Lot Size	2.5 Acres
Water	Lake
Sewer	Septic Tank
Features	Sprinklers in Ground, Irregular Lot
View	Lake, Mountains, City
Waterfront	Lake, Lakefront
Water Frontage	320 Ft.
Zoning	RU3
Legal Description	Lot A DL 2724 SDYD Plan KAP47608
Ownership	Freehold, Fee Simple

BUILDING FEATURES

Finished Area	4,969 Sq. Ft.
Year Built	2003
Storeys	3
A/C	Central Air, Geothermal
Heating	Geothermal
Interior Features	Kitchen Island, Central Vacuum
Fireplace	2 Fireplaces (Propane)
Parking	2 Garage Spaces Attached, Garage, Additional Parking
Construction	Cedar, Stone, Wood Frame, Fiber Cement
Foundation	Concrete Perimeter
Exterior Features	Balcony, Private Yard, IrrigationSprinklers
Basement	Full, Finished, Walkout, Separate Entry

ROOM SIZES

Main Level
Office: 11'10" x 11'9"
Living Room: 20'1" x 22'9"
Laundry: 11'4" x 14'0"
Kitchen: 19'7" x 14'5"
Dining Room: 13'0" x 14'1"
Bedroom: 13'5" x 12'7"
3-Piece Bathroom: 7'7" x 6'10"

Lower Level
Other: 10'2" x 7'5"
3-Piece Bathroom: 7'4" x 7'11"
Utility Room: 10'10" x 8'7"
Utility Room: 13'5" x 3'11"
Storage Room: 15'5" x 5'7"
Recreation: 11'6" x 18'5"
Recreation: 19'10" x 27'11"
Family Room: 20'3" x 21'0"

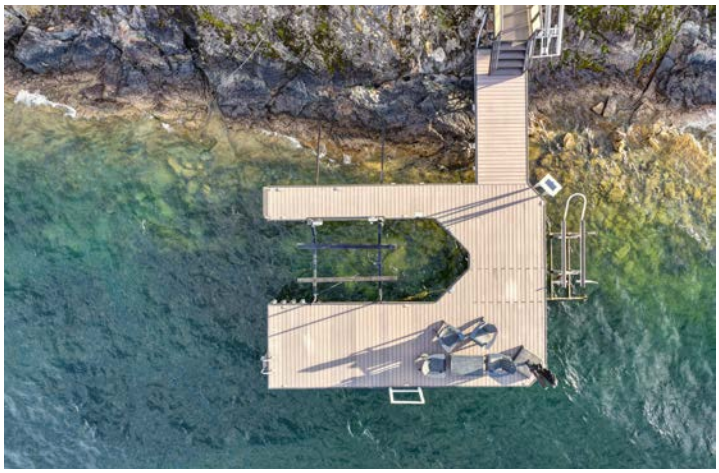
Second Level
Other: 8'10" x 11'0"
Primary Bedroom: 13'0" x 23'8"
Bedroom: 10'11" x 12'7"
Bedroom: 14'4" x 12'6"
6-Piece Ensuite Bath: 15'5" x 14'2"
5-Piece Bathroom: 8'0" x 8'2"















































































































6850 Lakeshore Rd, Kelowna, BC

Main Floor Exterior Area 1741.54 sq ft
Interior Area 1632.72 sq ft
Excluded Area 49.13 sq ft



0 5 10 ft

PREPARED: 2026/10/09

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.

6850 Lakeshore Rd, Kelowna, BC

Upper Level Exterior Area 1436.89 sq ft
Interior Area 1271.61 sq ft



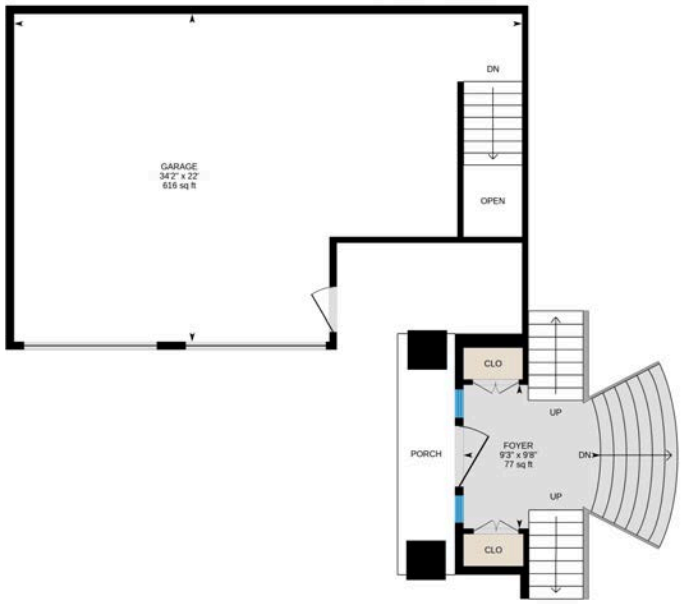
0 4 8 ft

PREPARED: 2026/10/09

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.

6850 Lakeshore Rd, Kelowna, BC

Foyer Exterior Area 173.34 sq ft
Interior Area 151.64 sq ft
Excluded Area 721.03 sq ft



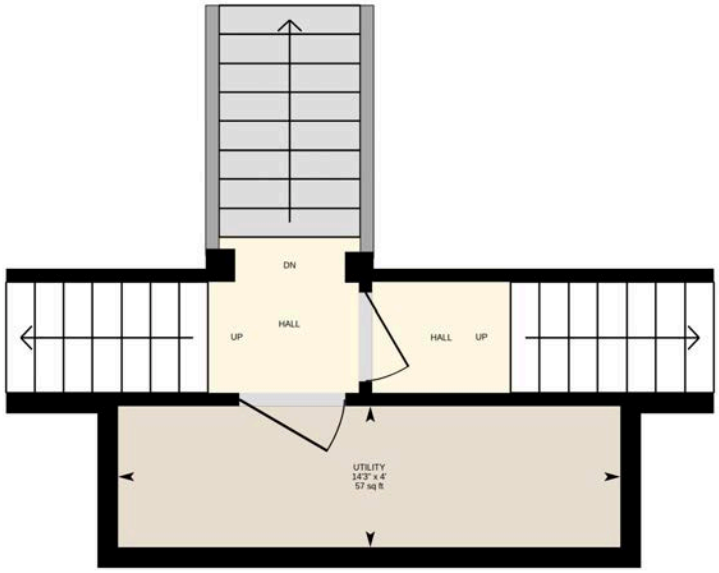
0 4 8 ft

PREPARED: 2026/10/09

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.

6850 Lakeshore Rd, Kelowna, BC

Mid-level Exterior Area 136.60 sq ft
Interior Area 122.73 sq ft



0 2 4 ft

PREPARED: 2026/10/09

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.

6850 Lakeshore Rd, Kelowna, BC

Lower Level Exterior Area 1533.56 sq ft
Interior Area 1425.46 sq ft



0 4 8 ft

PREPARED: 2026/10/09

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

- 2.5-acre waterfront estate offering more than 300 ft. of Okanagan Lake shoreline, exceptional privacy and sweeping lake and mountain views from Peachland to Kelowna
- Custom-built by Fawdy Homes, showcasing West Coast Craftsman-inspired architecture with steeply pitched gables, substantial timber-frame detailing and natural stone accents
- Positioned above the shoreline to capture panoramic lake views, with multiple indoor and outdoor living spaces designed to capture the property's remarkable setting
- Approximately 4,969 sq. ft. living space across three levels, featuring 4 bedrooms, 4 bathrooms, spacious entertaining areas and abundant storage
- More than 1,200 sq. ft. of outdoor deck and patio space, including a spectacular covered upper deck with exposed timber framing, wood-lined ceiling, ceiling fans and frameless glass railings
- Private deep-water (50 ft. depth) licensed dock constructed with steel posts and equipped with an electric boat lift and sea-doo lift, providing direct access to Okanagan Lake, approved in 2025
- FOB-operated private tram for easy access between the residence and waterfront dock
- Beautifully landscaped pathways wind through mature trees, ornamental plantings, natural stonework and terraced outdoor spaces
- The lakeside entertaining area offers a circular seating design surrounding a central fire feature, set on a timber deck beneath the canopy of mature trees
- Covered lower patio with composite decking, stone columns, outdoor speakers & hot tub
- Expansive lake-facing windows, soaring vaulted ceilings and exposed timber trusses add natural light and frame the surrounding scenery throughout the main living areas
- Reclaimed wide-plank hemlock hardwood flooring, refinished in 2023 by Okanagan Hardwood
- Solid hemlock interior doors, natural wood accents and substantial stone fireplaces
- Dramatic central staircase with glass railings and an elevated catwalk connecting the upper-level bedroom wings
- Recent improvements include updated tile flooring on the main and lower levels, refreshed interior paint, updated lighting fixtures in 2025 and exterior trim completed in 2024
- Fireplace upgrades completed in 2022, converting the original wood-burning fireplaces to remote-controlled direct-vent propane units
- Sonos multi-zone audio system w/integrated ceiling & wall speakers throughout the home
- Lower-level recreation/entertaining area features a custom glass-enclosed, temperature-controlled wine room with approx. 450-bottle capacity, wet bar, games area & gym
- Direct access to oversized heated double garage with epoxy flooring, built-in workbench, shelving, EV charging outlet
- Secure gated entrance with intercom system and 2 gates with extensive property surveillance
- Stamped concrete driveway with parking for 6 or more vehicles, additional parking at the upper portion of the property
- Professionally maintained landscaping with 18-zone irrigation, including a tree fire-suppression system, along with an enclosed garden area supplied with water & electricity
- Property infrastructure includes a lake intake, two water cisterns, an aerated wastewater treatment system and automated flood detection throughout the residence
- Located steps from the Wildhorse Canyon trailhead, offering convenient access to hiking & cycling trails while remaining approximately 20 minutes from Kelowna's urban amenities
- A rare opportunity to enjoy a private Okanagan waterfront retreat with substantial shoreline, exceptional outdoor living & refined craftsmanship in a peaceful natural setting

MAIN LEVEL

Entry

- Impressive two-storey entry with soaring vaulted ceilings and exposed natural timber beams establishes the home's distinctive architectural character
- 9-foot solid fir entry door with decorative forged hardware creates a welcoming arrival
- Broad central staircase with contemporary glass railings leads toward the great room, where expansive windows frame spectacular lake and mountain views

Great Room

- Reclaimed wide-plank hemlock hardwood flooring brings natural warmth to this impressive main living space
- Soaring vaulted ceiling with exposed timber trusses creates a dramatic architectural focal point
- Floor-to-ceiling natural stone fireplace (direct vent propane) with a custom carved wood mantel anchors the room and complements the home's timber detailing
- Two-storey windows frame uninterrupted views of Okanagan Lake and the surrounding mountains

Kitchen

- Custom wood cabinetry with raised-panel detailing, decorative corbels, crown mouldings and glass-front display cabinets reflects the home's traditional craftsmanship
- Concrete countertops, full tile backsplash and exposed ceiling beams introduce texture and character
- Central island features integrated storage, stainless steel undermount preparation sink, glass globe pendant lighting and casual seating for two
- Corner sink is positioned beneath large picture windows, capturing beautiful views across Okanagan Lake
- KitchenAid 6-burner cooktop with wall-mounted pot filler & custom flush-mounted hood vent
- KitchenAid refrigerator, oven and dishwasher, along with Panasonic microwave
- Tile flooring provides a practical and durable finish throughout the kitchen

Dining Room

- Tile flooring complements the natural wood detailing and open connection to the kitchen
- Generous dining area is positioned to enjoy panoramic lake and mountain views
- Direct access to the covered upper deck extends dining and entertaining outdoors
- Custom drapery provides added comfort and privacy

Butler's Pantry/Laundry/Mudroom

- Well-appointed secondary kitchen prep and laundry area offering extensive cabinetry and functional storage
- Updated upper and lower soft-close cabinetry complemented by white quartz countertops, tile backsplash and undercabinet lighting
- LG front load washer and dryer
- Stainless steel undermount sink and dedicated coffee and tea station
- Built-in Panasonic microwave and KitchenAid beverage cooler
- Large window captures the natural light and beautiful lake views
- Convenient connections to the kitchen, garage and stairs leading to the lower level

Office

- Double glass doors entry to this private workspace
- Large sliding glass doors open directly to the upper deck, providing lake views and an abundance of natural light
- Nine-foot ceiling contributes to the comfortable proportions
- Flexible layout offers potential for additional guest accommodation

Bedroom

- Wide-plank hardwood flooring and large windows overlooking the gardens and lake
- Double-door closet provides convenient storage
- Comfortable accommodation for family or guests

Full Bathroom

- 3-piece bathroom features tile flooring, a vanity with vessel sink, decorative tiled feature wall, sconce lighting, and a fully tiled walk-in shower with glass enclosure

Upper Level - Three Bedrooms

- Primary bedroom features reclaimed wide-plank hemlock hardwood flooring, bay windows capture panoramic lake and mountain views, a Juliet balcony, a walk-in closet with custom built-in organizers, and a spacious 5-piece ensuite
- The second bedroom features wide plank hardwood, a wall of custom built-ins including a hidden desk space, a window with lake views and a bench seat with storage below, a double door closet and a shared 5-piece ensuite
- The third bedroom features wide plank hardwood flooring, a large picture window with a mountain view, a window bench seat with storage below, a double door closet and a shared 5-piece ensuite

Upper Level - Two Bathrooms

- The spa-inspired 5-piece primary ensuite features heated tile flooring, a generous double vanity with wood cabinetry and 2 vessel sinks, wall-mounted faucets, a freestanding clawfoot soaker tub with lake views, a fully tiled shower with body jets and a frameless glass enclosure, plus a separate water closet
- The 5-piece Jack-and-Jill bathroom features tile flooring, a contemporary double vanity, a white quartz countertop with 2 vessel sinks, wall-mounted faucets, a full tile backsplash, large vanity mirror and decorative sconce lighting, and a tub/shower combination with tiled surround and glass enclosure

Lower Level - Recreation Room

- Spacious recreation and entertaining area featuring wide-plank vinyl flooring and an open layout accommodating multiple seating and games areas
- Central floor-to-ceiling stone-clad fireplace with television mount creates a welcoming focal point
- Large windows introduce natural light and capture beautiful views of Okanagan Lake
- Custom glass-enclosed wine room features temperature-controlled storage for approximately 450 bottles, complemented by a reclaimed lumber feature wall
- Recent renovations opened the recreation room to improve sightlines and create a more cohesive entertaining environment
- Direct connection to the lower patio extends the living space outdoors

Lower Level - Wet Bar

- Added during the 2025 renovation, featuring contemporary flat-front cabinetry with soft-close hardware, white quartz countertop and backsplash introduce a clean modern finish
- Stainless steel undermount bar sink and illuminated open display shelving
- Hisense beverage cooler and Whirlpool wine refrigerator

Lower Level - Gym

- Dedicated exercise room with removable gym flooring and wall-mounted mirrors
- Custom double glass doors create an attractive entrance while maintaining an open connection to the recreation area
- Windows frame lake views and introduce natural lighting
- Flexible space accommodates a variety of fitness and wellness activities

Lower Level – Full Bathroom

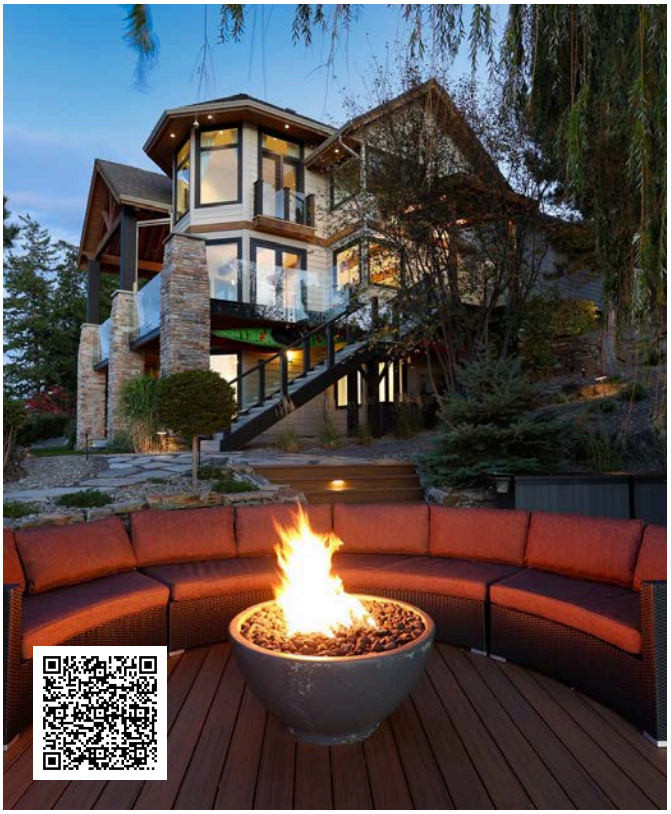
- Updated 3-piece bathroom featuring tile flooring, shaker-style vanity with white quartz countertop and undermount sink, decorative sconce lighting, and a fully tiled walk-in shower with glass enclosure

Inclusions and Mechanical/Systems

- **INCLUSION**S
- KitchenAid cooktop
- KitchenAid oven
- KitchenAid refrigerator
- KitchenAid dishwasher
- Panasonic microwave
- KitchenAid beverage cooler
- LG washer and dryer
- Hisense beverage cooler
- Whirlpool wine refrigerator
- **MECHANICAL / SYSTEMS**
- Geotility geothermal 2-zone heating & cooling system
- 600-amp electrical service
- Bradford White hot water tank (2026)
- Viqua water filtration system
- Best Security system (15 surveillance cameras)
- Koolr wine cellar temp control
- CycloVac central vacuum
- Biocycle aerated wastewater treatment system
- Lake intake water system
- Automated flood detection system

LOCATION


6850 Lakeshore Road, Kelowna, BC, V1W 4J5
South Kelowna
Okanagan Lake
WESTBANK
LOWER MISSION
97C
TREPANIER
Peachland
97
Google
Map data ©2026 Google



Exceptional Waterfront
A Private Okangan Retreat

Set on 2.5 acres with over 300 feet of deep water Okanagan Lakeshore, this remarkable estate offers an exceptional sense of privacy and connection to its natural surroundings. Beautifully crafted with timeless West Coast architecture, expansive lake views and inviting outdoor living spaces, it is a property designed to embrace the very best of Okanagan waterfront living.

— Paul Heinrich

Follow Jane Hoffman Realty

JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PRESENTED BY



PAUL HEINRICH
Real Estate Professional

250-717-7345
paul@janehoffman.com

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.

JANE HOFFMAN

REALTY

The Benchmark for *Excellence*

Unison

JANE HOFFMAN REALTY

100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4

250-866-0088 • www.janehoffman.com