

904 SKYLINE ROAD, WEST KELOWNA

Presented by

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Personal Real Estate Corporation

JANE HOFFMAN

REALTY



904 SKYLINE ROAD, WEST KELOWNA

Lake and mountain views set the scene for relaxed Okanagan living at this modern farmhouse-inspired rancher in West Kelowna. Set on a landscaped 0.16-acre corner lot, the 4-bedroom, 3-bathroom home offers over 3,400 sq. ft. with coastal touches, wide-plank oak floors and bright, welcoming spaces.

The open-concept main level brings the kitchen, dining and living areas together beneath tray ceilings. White cabinetry, a Cambria quartz island, a 6-burner SMEG gas range and a butler's pantry make cooking and hosting a pleasure.

A white brick gas fireplace anchors the living room, while large windows frame the views. Step onto the covered, south-facing deck for morning coffee or dinner overlooking the lake. The main-level primary suite offers a walk-in closet with built-ins and a 5-piece ensuite with a floating double vanity, freestanding tub and glass-enclosed shower.

Downstairs, 10-foot ceilings and abundant windows create an inviting extension of the home, with 3 additional bedrooms, a full bathroom and a generous sized recreation room with a second gas fireplace.

Walk out to a covered stamped-concrete patio and fenced backyard, where flowering gardens and mature landscaping invite time outdoors. An oversized double garage, RV parking and a laundry/mudroom with direct garage access add everyday ease.

DETAILS

Address	904 Skyline Road, West Kelowna, BC, V1Z 1J7	**Bedrooms**	4
City	West Kelowna	**Bathrooms**	3
		Finished Area	3,455 Sq. Ft.

SPECIFICATIONS

Lot Size	0.16 Acres	**Zoning**	R1
Water	Municipal	**Legal Description**	LOT 3 DISTRICT LOT 2689 OSOYOOS DIVISION YALE DISTRICT PLAN EPP114266
Sewer	Connected		
Features	Central Business District, Landscaped, Near Park, Views, Sprinklers in Ground, Corner	**Ownership**	Freehold, Fee Simple
View	Lake, Mountains		

BUILDING FEATURES

Finished Area	3,455 Sq. Ft.	**Fireplace**	2 Fireplaces (Gas, Insert)
Year Built	2022	**Parking**	2 Garage Spaces Attached, Garage
Storeys	2		
A/C	Central Air	**Construction**	Wood Frame, Fiber Cement
Heating	Forced Air, Natural Gas	**Foundation**	Concrete Perimeter
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum	**Exterior Features**	Balcony, IrrigationSprinklers
		Basement	Full, Finished, Walkout

ROOM SIZES

Main Level

Pantry: 11'1" x 5'7"
Primary Bedroom: 15'3" x 13'3"
Living Room: 20'4" x 20'0"
Laundry: 17'6" x 7'0"
Kitchen: 12'9" x 19'5"
Foyer: 8'10" x 8'11"
Dining Room: 15'4" x 7'0"
5-Piece Ensuite Bath: 18'8" x 8'10"
2-Piece Bathroom: 4'11" x 7'2"

Lower Level

Bedroom: 13'11" x 11'7"
Utility Room: 12'4" x 16'2"
Recreation: 32'0" x 26'11"
Bedroom: 13'11" x 11'10"
Bedroom: 14'9" x 11'4"
4-Piece Bathroom: 10'11" x 4'11"










904


















































Paris









































904 Skyline Rd, West Kelowna, BC

Main Floor Exterior Area 1762.40 sq ft
Interior Area 1667.87 sq ft
Excluded Area 626.38 sq ft



0 7 14 ft

PREPARED: 2026/10/08

N

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.

904 Skyline Rd, West Kelowna, BC

Basement (Below Grade) Exterior Area 1693.10 sq ft
Interior Area 1601.76 sq ft



0 5 10 ft

PREPARED: 2026/10/08

N

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

- Beautifully crafted by Stark Homes, this modern farmhouse-inspired residence blends timeless architectural detailing with fresh coastal influences and a bright, welcoming interior
- Offering over 3,400 sq ft of living space across two levels, with four bedrooms and three bathrooms, including a main-floor primary suite
- Situated on a beautifully landscaped 0.16-acre corner lot with lake and mountain views
- Classic board-and-batten exterior, prominent gable rooflines, covered front entry and crisp white architectural detailing create inviting curb appeal
- An elegant interior palette of soft neutrals, wide-plank oak hardwood, custom millwork and thoughtfully selected lighting brings warmth and continuity throughout the home
- Open-concept main living spaces are enhanced by abundant windows, generous ceiling heights and seamless access to outdoor entertaining areas
- Beautifully appointed kitchen with full-height white cabinetry, premium quartz surfaces, a statement island and a SMEG appliance package
- Main-floor primary suite offers the convenience of single-level living, complemented by a beautifully finished five-piece ensuite and walk-in closet
- The lower level provides three additional bedrooms and an inviting recreation room, offering flexibility for family, guests and a variety of lifestyle needs
- Custom window coverings and a carefully curated lighting package complement the home's refined interior design
- South-facing covered deck with floating tile flooring, glass railings, ceiling fan and lovely lake and mountain views
- Lower patio provides a sheltered extension of the recreation room, with direct access to the landscaped backyard
- Meticulously maintained grounds feature curved lawn areas, flowering garden beds, ornamental shrubs, mature plantings and tiered stone retaining walls
- Fenced backyard with stamped concrete patio, covered seating area and gas hookup for outdoor entertaining
- Oversized double garage with approximately 12-ft ceiling height, polished concrete flooring, high transom windows and additional storage potential
- Additional RV parking provides flexibility for recreational vehicles
- Located in an established West Kelowna neighbourhood with convenient access to nearby recreation, shopping, wineries and everyday amenities

Inclusions

- SMEG 6-burner gas range
- SMEG hood vent
- SMEG stainless steel refrigerator
- SMEG dishwasher
- LG front-load washer and dryer

Mechanical

- Lennox forced-air furnace and A/C
- 200-amp service panel
- Navien hot water (on demand)
- Honeywell Home thermostat
- MVac central vacuum
- KwikDial irrigation system

MAIN LEVEL

Entry/Foyer

- Welcoming covered front porch with tiled flooring and warm wood ceiling detailing
- Double glass entry doors introduce natural light into the foyer
- Bright, inviting entry with a decorative statement light fixture
- Convenient connection to the main living spaces and staircase leading to the lower level

Kitchen

- Wide-plank oak hardwood flooring complements the crisp white cabinetry and soft, neutral finishes
- Full-height, soft-close cabinetry with white quartz countertops and textured tile backsplash
- Large central island with Cambria quartz countertop, integrated storage, decorative pendant lighting and illuminated toe-kick detailing
- White apron-front sink positioned beneath a window, with a SMEG appliance package including a six-burner gas range, white hood vent, stainless steel refrigerator and white dishwasher
- Open-concept design connects with the dining and living areas, creating an inviting setting for everyday living and entertaining

Butler's Pantry

- Upper and lower flat-front panel white cabinetry with white quartz countertops and tile backsplash
- Blanco prep sink positioned beneath a window, providing additional natural light
- Soft taupe geometric-pattern tile flooring adds subtle character

Dining Room

- Bright dining area surrounded by large windows capturing lake and mountain views
- Beautiful natural light complements the home's fresh, neutral interior palette
- Open connection to the kitchen and living room encourages effortless entertaining with convenient access to the adjacent covered deck

Living Room

- Wide-plank oak hardwood flooring and a tray ceiling with classic-style ceiling fan
- Central gas fireplace with painted white brick surround, natural wood mantel and a softly textured lime-plaster wall finish
- Generous windows bring natural light into the room while framing the surrounding views

Primary Bedroom

- Complete with wide-plank oak hardwood flooring, a tray ceiling with an elegant chandelier, generous windows bringing in natural lighting, a walk-in closet with custom built-in storage and sliding barn-style door access, and a private 5-piece ensuite

Two Bathrooms

- 5 Piece primary ensuite features, tile flooring, three-quarter-height tiled wall detailing, a floating double vanity with white quartz countertop and 2 undermount sinks, soft-close storage and under cabinet lighting, wall-mounted vanity mirrors with sconce lighting, a freestanding soaker tub, a window with privacy glass and shutters, and a fully tiled, glass-enclosed walk-in shower with dual showerheads
- 2-piece bathroom features hardwood flooring, whimsical designer wallpaper, a vanity with quartz countertop, a vessel sink with a single-lever faucet, decorative wall sconces and subtle under cabinet sensor lighting

Laundry/Mudroom

- Geometric-pattern tile flooring with upper and lower flat-front cabinetry
- Tile backsplash and Blanco utility sink with hanging bar above
- Counter-height folding surface with additional storage cabinetry
- LG front-load washer and dryer

Lower Level - Recreation Room

- Wide-plank vinyl flooring and approximately 10-ft ceiling height create a bright, comfortable gathering space
- Central gas fireplace with wood mantel and decorative plaster detailing
- Generous windows bring natural light into the room, with custom roller shades for privacy and light control
- Flexible layout accommodates media seating, games, fitness equipment or children's activities
- Direct access to the covered lower patio and landscaped backyard

Lower Level - Three Bedrooms

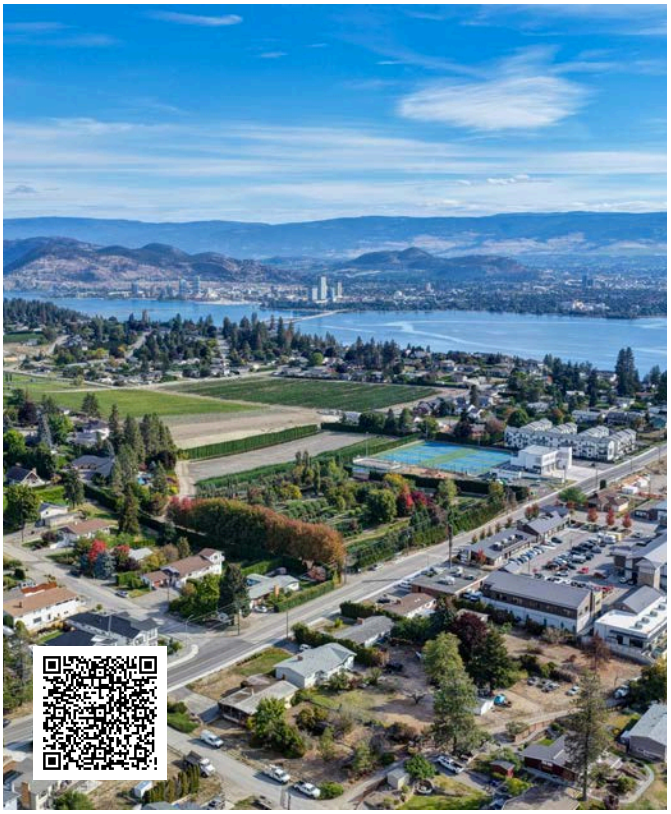
- The first bedroom features wide-plank vinyl flooring, a west-facing window, a double-door closet with custom built-in storage, and a decorative chandelier
- The second bedroom features wide-plank vinyl flooring, an east-facing window, and a double-door closet
- The third bedroom features wide-plank vinyl flooring, a west-facing window, and a double-door closet providing a versatile space suitable for guests, family or a home office

Lower Level – Full Bathroom

- 4-piece bathroom features tile flooring, a vanity with white quartz countertop and undermount sink, a tile backsplash, under-cabinet sensor lighting, a fully tiled tub/shower combination with glass enclosure and a window with privacy glass provides natural lighting

LOCATION


904 Skyline Road, West Kelowna, BC, V1Z 1J7
MAGIC ESTATES
REID'S CORNER
DILWORTH
GLENMORE
RUTLAND
97
BELGO - BLACK MOUNTAIN
West Kelowna
Okanagan Lake
South Kelowna
GALLAGHERS CANYON
WESTBANK
LOWER MISSION
97C
GELLATLY
97
UPPER MISSION
Google
Map data ©2026 Google



Welcoming Bright Open Concept Design
On Mature Landscaped Corner Lot

An exceptional Lakeview Heights home featuring tasteful design and high-end finishes, all within walking distance of restaurants and everyday amenities. With the West Kelowna Wine Trail nearby, this home is a gem in a sought-after location

— Tyler Bouck

Follow Jane Hoffman Realty

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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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