

4405 OTTLEY ROAD, LAKE COUNTRY

Presented by

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JANE HOFFMAN

REALTY



4405 OTTLEY ROAD, LAKE COUNTRY

Tucked away on a peaceful no-through road shared by just a handful of homes, many on larger acreages, this beautifully maintained 0.74-acre property offers privacy, Okanagan Lake and mountain views, and two separate residences. Just five minutes from beaches and approximately 20 minutes from Kelowna, the setting feels a world away.

Pride of ownership is evident throughout, including thoughtful updates and proactive wildfire mitigation measures. The main home offers 3 bedrooms plus a den, 3 full bathrooms, refinished maple hardwood and bright, open living spaces. The kitchen features painted cabinetry, wood countertops, floating shelves and newer appliances.

A generous view deck with glass railings and Sierra Stone surfacing is ideal for entertaining. Downstairs, a spacious recreation room features a wood-burning stove.

The approximately 1,000 sq. ft. carriage home offers 2 bedrooms, 1.5 bathrooms, an open kitchen with granite island, private laundry and covered view deck.

Each home has its own double garage; the carriage home's is radiant-floor heated with additional storage. Ample parking includes room for an RV, while the generous grounds offer space for gardening and outdoor enjoyment. An exceptional opportunity for extended family, guests or potential rental income in a tranquil Lake Country setting.

DETAILS

Address	4405 Ottley Road, Lake Country, BC, V4V 1N1
City	Lake Country
Bedrooms	4
Bathrooms	3
Finished Area	2,144 Sq. Ft.

SPECIFICATIONS

Lot Size	0.74 Acres
Water	Municipal
Sewer	Septic Tank
Features	Easy Access, Landscaped, Views, Near Golf Course, Sprinklers in Ground, Dead End, Rural, Wooded
View	Lake, Mountains, Water
Zoning	RU3
Legal Description	LOT A SECTION 4 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN KAP67862
Ownership	Freehold, Fee Simple

BUILDING FEATURES

Finished Area	2,144 Sq. Ft.
Year Built	1994
Storeys	2
A/C	Central Air
Heating	Forced Air, Electric, Radiant Floor, Hot Water, Wood, WoodStove
Interior Features	Den, Central Vacuum
Fireplace	1 Fireplace (Wood Burning)
Parking	4 Garage Spaces Attached, Garage, Additional Parking, Oversized, Workshop in Garage, Other
Construction	Stucco, Wood Frame
Foundation	Concrete Perimeter
Exterior Features	IrrigationSprinklers
Basement	Full, Finished, Walkout

ROOM SIZES

Main Level

Bedroom: 10'11" x 9'0"
4-Piece Bathroom: 6'11" x 10'8"
3-Piece Bathroom: 4'11" x 8'4"
3-Piece Ensuite Bath: 7'3" x 5'0"
Bedroom: 11'9" x 9'10"
Bedroom: 11'10" x 9'8"
Primary Bedroom: 13'3" x 11'8"
Primary Bedroom: 10'11" x 14'10"
Kitchen: 16'3" x 14'8"
Living Room: 22'4" x 17'2"
Kitchen: 10'9" x 17'10"
2-Piece Bathroom: 5'1" x 5'0"

Lower Level

Den: 18'2" x 11'1"
Storage Room: 3'1" x 2'10"
3-Piece Bathroom: 6'3" x 5'5"
Foyer: 6'3" x 8'5"
Recreation: 11'9" x 24'11"
Laundry: 6'5" x 6'10"
Living Room: 22'4" x 17'2"
Utility Room: 7'5" x 4'10"
Bedroom: 13'8" x 11'2"









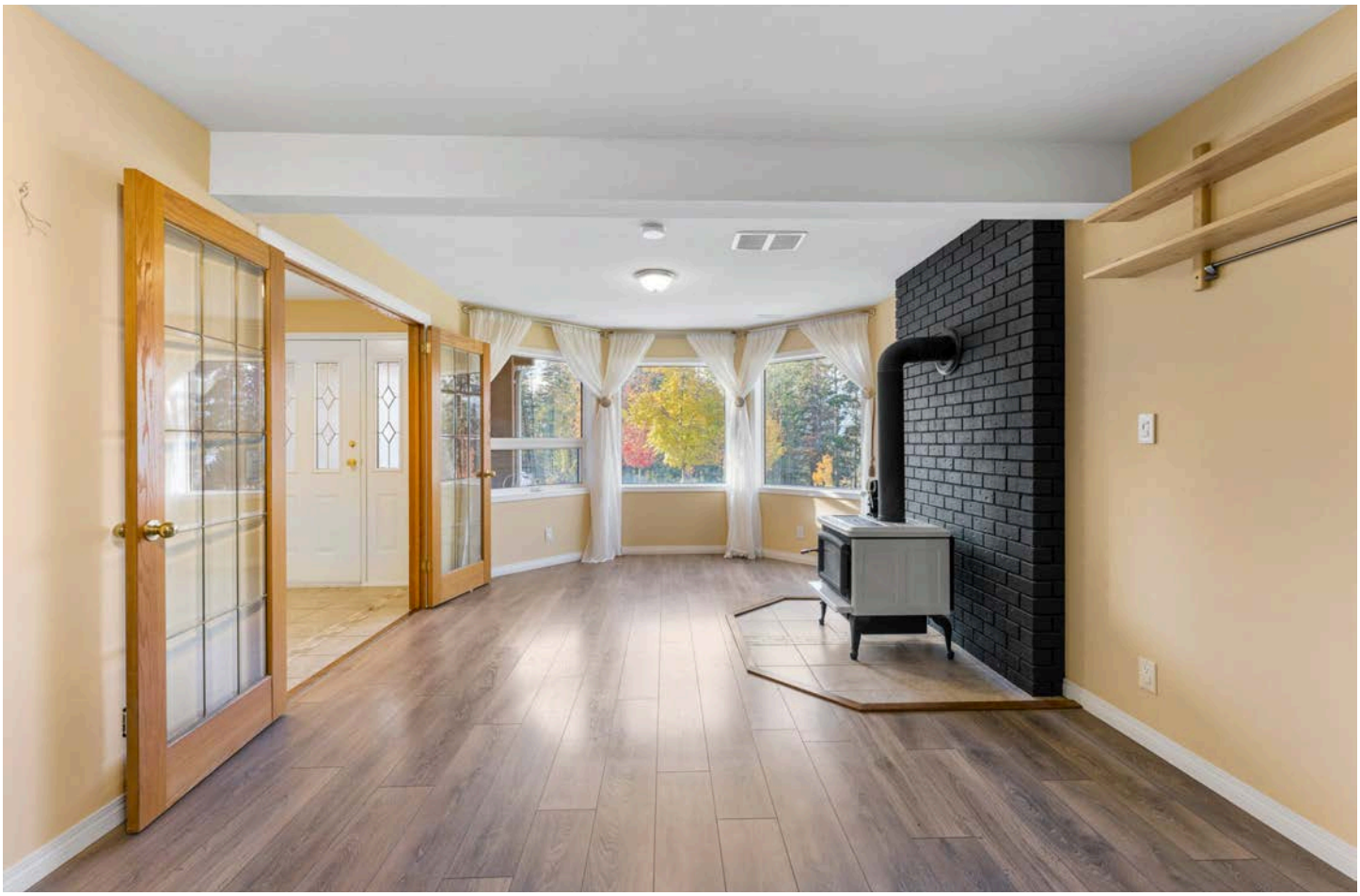



4405










Virtually Staged


















Virtually Staged









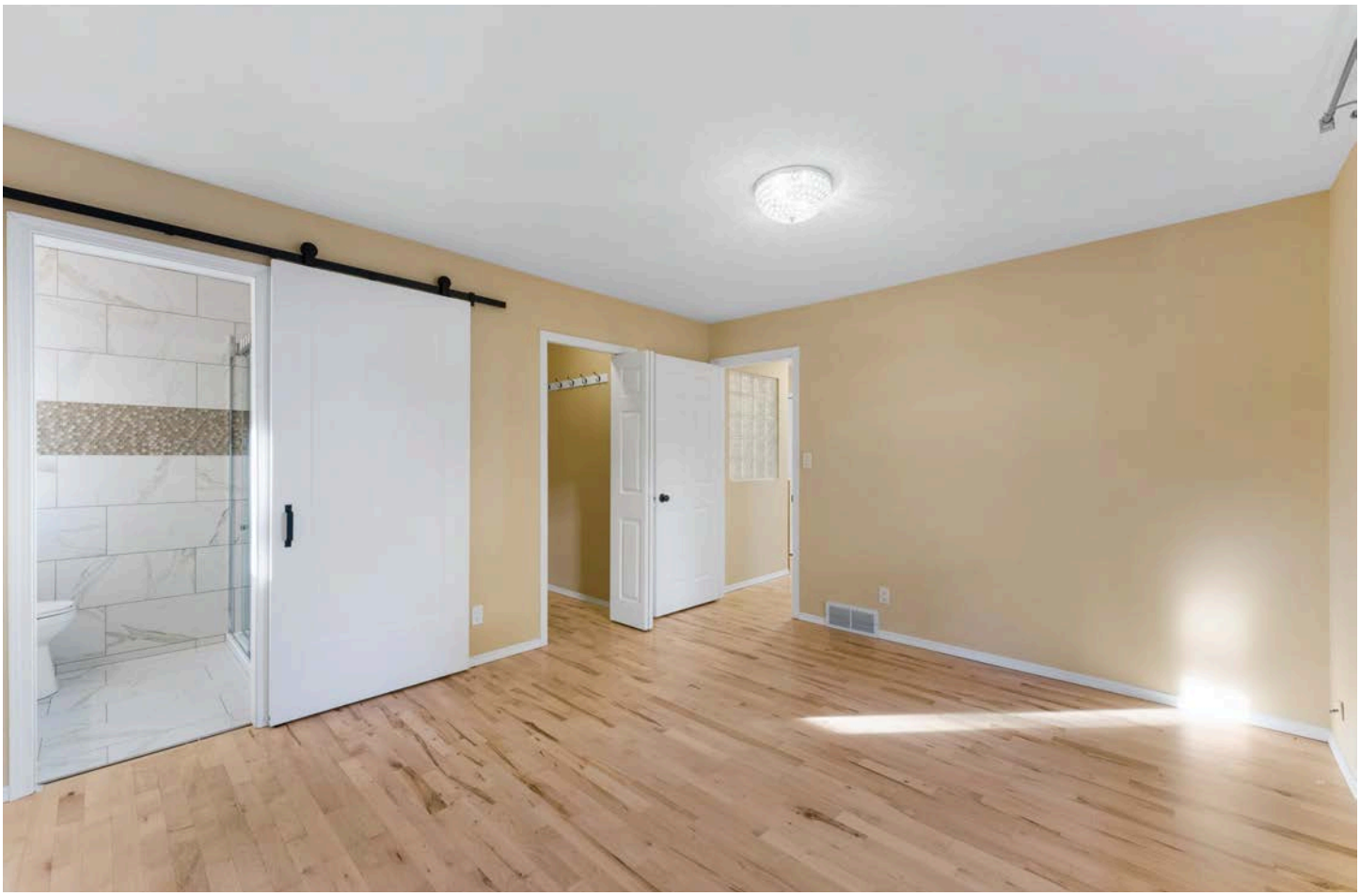













Virtually Staged



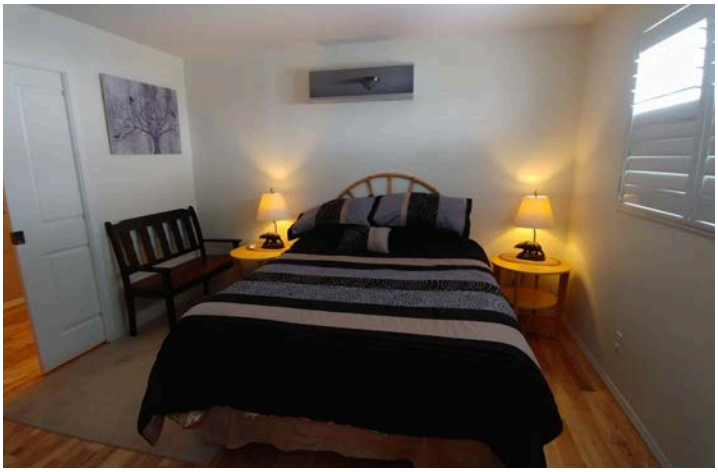


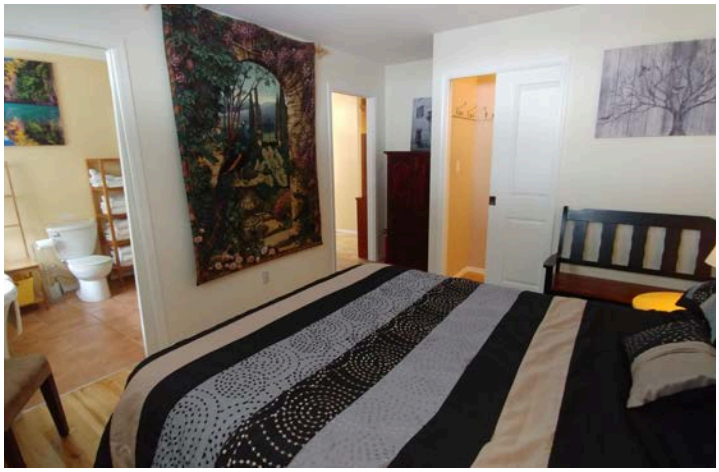
























4405 Ottley Rd, Lake Country, BC

Main Floor Exterior Area 1242.71 sq ft
Interior Area 1158.55 sq ft



0 4 8 ft

PREPARED: 2026/11/01

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.

iGUIDE

4405 Ottley Rd, Lake Country, BC

Lower Level Exterior Area 1051.57 sq ft
Interior Area 976.16 sq ft
Excluded Area 416.23 sq ft



0 4 8 ft

PREPARED: 2026/11/01

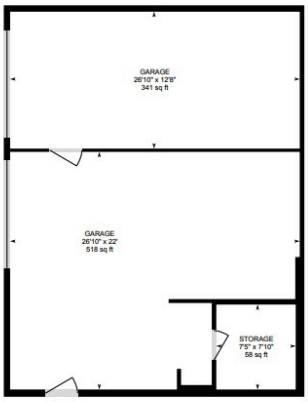
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

4405 Ottley Rd, Lake Country, BC

4405b Carriage House: Total Exterior Area 1025.01 sq ft





2nd Floor

Garage

0 4 8 ft

PREPARED: 2026/10/06

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.

iGUIDE



EXCEPTIONAL FEATURES

- Rare opportunity to own two separate residences on a private 0.74-acre property in a peaceful Lake Country setting, ideal for multigenerational living, extended family accommodation or potential rental income
- Situated on a quiet no-through road shared by just a handful of homes, offering a wonderful sense of privacy surrounded by mature trees and natural landscapes
- Beautiful Okanagan Lake and mountain views are enjoyed from both residences, with elevated outdoor living spaces positioned to capture the surrounding scenery
- Main residence has approximately 2,294 sq. ft. of living space with 4 bedrooms & 3 baths
- Extensively refreshed upper level in 2019 features refinished hardwood flooring, an opened-up living/ kitchen layout, updated lighting, creating a bright and welcoming gathering space
- Additional main residence improvements include refreshed interior and exterior door paint, updated laundry appliances and a new electric range and refrigerator in 2026
- Generous upper-level view deck features new Sierra Stone surfacing completed in 2026, glass railings and access from the kitchen and living areas, providing a beautiful setting for outdoor dining and relaxation
- Mature trees, natural grasses and established landscaping create a tranquil acreage environment with room to enjoy the outdoors
- Proactive wildfire mitigation measures have been completed, including the removal of approximately 40 trees
- Expanded parking areas provide additional space for vehicles and accommodate the needs of both residences
- Convenient Lake Country location approximately five minutes from local beaches, shopping, dining, recreation and everyday amenities and 20 minutes from Kelowna, in a peaceful rural setting.
- A versatile property offering the opportunity to enjoy acreage living while providing independent accommodation for extended family or potential supplemental rental income, subject to applicable regulations

Inclusions

- **Main Residence**
- LG electric range
- Frigidaire refrigerator
- LG dishwasher
- LG washing machine
- LG dryer
- **Carriage House**
- LG electric range
- LG refrigerator (2026)
- Range hood (2026)
- Bosch dishwasher
- LG washing machine
- LG dryer

Mechanical

- **Main Residence**
- Forced-air heating system
- Trane A/C
- 200-amp service panel
- John Wood hot water tank
- Broan thermostat
- Beam central vacuum
- Rain Bird irrigation
- **Carriage House**
- Radiant in-floor heating
- Eco-King boiler (New)
- LG mini-split heat/cooling x3
- 125-amp service panel
- EcoSmart water softener

MAIN LEVEL

Living Room

- Bright, open concept living area features refinished maple hardwood flooring and generous sized windows overlooking the surrounding landscape
- West-facing bay window with wood shutters frames beautiful lake and mountain views
- Renovated in 2019 to create a more open connection between the living and kitchen areas
- A comfortable gathering space with direct access to the expansive lakeview deck

Kitchen

- Updated kitchen features maple hardwood flooring and painted flat-panel cabinetry complemented by wood countertops
- Tile backsplash and floating wood display shelves add texture and warmth
- Appliance package includes an LG electric range, Frigidaire refrigerator and LG dishwasher
- Window overlooking the side yard brings natural light into the workspace
- Convenient exterior door provides direct access to the upper-level deck for outdoor dining and entertaining

Dining Nook

- Charming dining nook is positioned within a bay window with wood shutters
- Elevated setting captures lake and mountain views, creating a welcoming space for everyday meals

Three Bedrooms

- The primary bedroom features hardwood flooring, an east-facing window overlooking the backyard and mountains, a walk-in closet and private 3-piece ensuite
- Second bedroom offers hardwood flooring, a closet with sliding mirrored doors and a window capturing lake views
- Third bedroom features hardwood flooring, a closet with sliding mirrored doors and an east-facing window overlooking the backyard and surrounding mountains

Two Bathrooms

- 3-piece primary ensuite features tile flooring, a floating vanity with moulded sink top, wall-mounted mirrored storage cabinet and a fully tiled walk-in shower with sliding glass doors
- 4-piece bathroom features tile flooring, a vanity with mirrored storage cabinet, skylight and a tub/shower combination with tile surround and two showerheads

Lower Level - Recreation Room

- Generous recreation room with double French door access features laminate flooring and east and west facing windows providing natural light and views of the surrounding landscape
- Wood-burning stove with brick backing and tiled hearth creates a warm focal point
- Spacious layout offers flexibility for family gatherings, games, hobbies or a secondary living area

Lower Level - Bedroom

- The bedroom features laminate flooring and a closet with bi-fold doors
- Conveniently positioned on the lower level for guests or extended family accommodation

Lower Level - Full Bathroom

- 3-piece bathroom features tile flooring, a single vanity with moulded sink, mirrored storage cabinet and walk-in shower

Lower Level - Laundry/Utility

- Dedicated laundry area features tile flooring and a freestanding stainless steel utility sink
- LG washer and dryer provide everyday convenience
- Cabinetry with open shelving offers additional household storage

CARRIAGE HOUSE – 4405A OTTLEY ROAD

Separate Carriage House

- Offering approximately 1,000 sq. ft. of independent living accommodation with 2 bedrooms, 1.5 bathrooms, a kitchen/living area, laundry facilities and covered outdoor deck with views of the surrounding natural landscape
- Carriage house includes two single-car garages with an adjoining interior door, additional storage and generous exterior parking, providing excellent flexibility for residents and guests

Living Room/Kitchen

- Bright open-concept living space features hardwood flooring and generous windows overlooking the natural surroundings
- Wood shutters provide privacy and light control while framing beautiful lake views
- Comfortable layout flows seamlessly into the adjoining kitchen and dining areas
- Functional kitchen features tile flooring and traditional wood cabinetry with tile backsplash
- Central island with granite countertop provides additional preparation space and casual seating
- Kitchen window captures views of the surrounding mountainside
- Appliance package includes an LG electric range, Bosch dishwasher and LG refrigerator
- Open-concept layout creates an easy connection to the living and dining spaces

Two Bedrooms

- Primary bedroom features hardwood flooring, an east-facing window with wood shutters, wall mount A/C unit, a walk-in closet and convenient access to the main bathroom
- Second bedroom features hardwood flooring, pocket-door entry, closet storage and a window overlooking the lake

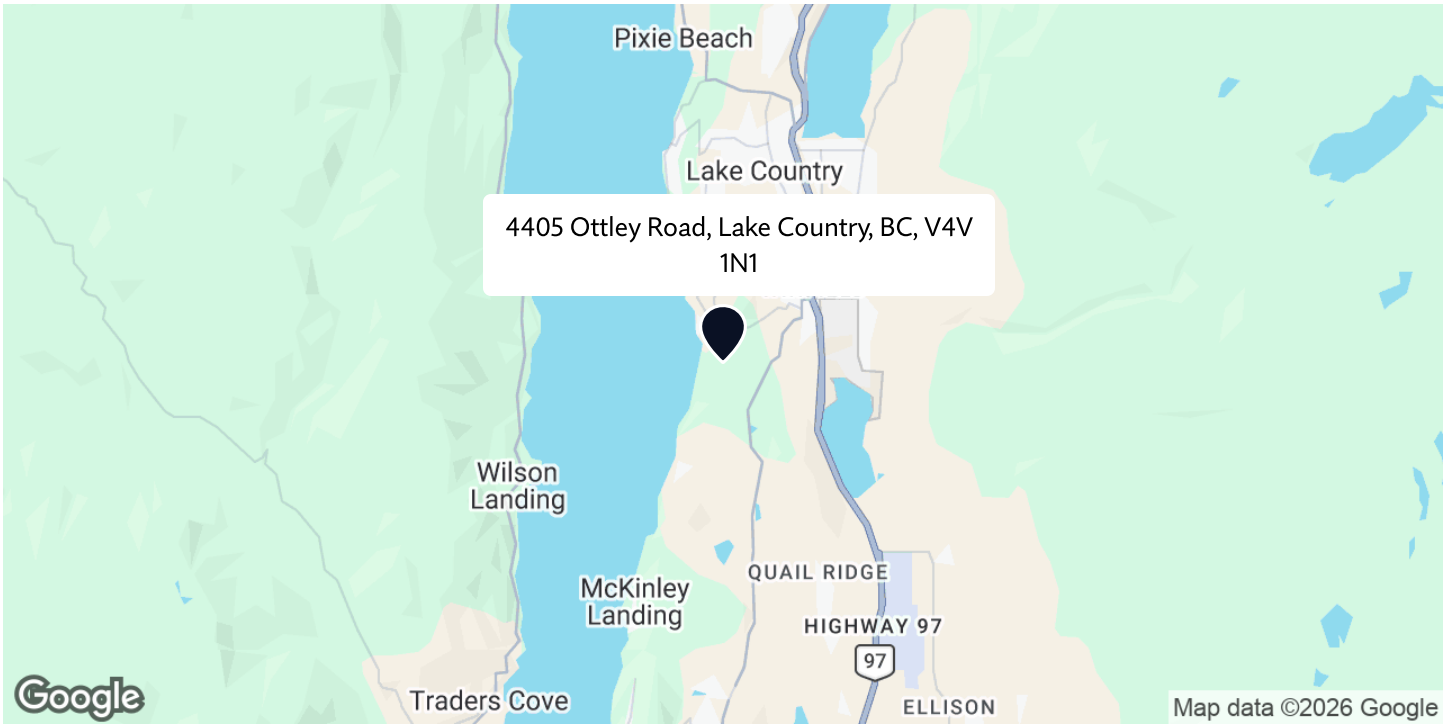
Two Bathrooms

- 4-piece bathroom features tile flooring, a freestanding soaker tub, single vanity and an updated fully tiled walk-in shower (2025), and an East-facing window with wood shutters
- 2-piece powder room (updated 2019) features tile flooring and a single vanity

Laundry

- Convenient dedicated laundry area includes an LG washer and dryer

LOCATION


Pixie Beach
Lake Country
4405 Ottley Road, Lake Country, BC, V4V 1N1
Wilson Landing
McKinley Landing
QUAIL RIDGE
HIGHWAY 97
97
Traders Cove
ELLISON
Google
Map data ©2026 Google



The Ideal Generational Property

Privacy and Space in Lake Country

Set on a quiet no-through road, this great property comes with two separate homes on 0.74 private acres. Between the 3-bedroom-plus-den main house, the 2-bedroom carriage home, and two double garages with RV parking, there's plenty of room for extended family, guests, or rental income—all just five minutes from the beach and shopping.

— Jodi Huber

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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