



1036 Arbor View Drive Kelowna British Columbia

\$1,899,400

A rare offering in one of Kelowna's most prestigious neighborhoods, this Upper Mission walkout rancher is a showcase of design excellence, privacy, and craftsmanship. Set on a gently elevated street with unobstructed lake views, the home backs onto a secluded, professionally landscaped yard with a full resort-style package: pool, hot tub, koi pond, lawn, and an ever-changing bloom cycle designed for year-round beauty. Towering trees create natural privacy while framing expansive views of Okanagan Lake from both levels. Inside, timeless finishes meet modern upgrades: rich black walnut flooring (freshly refinished), custom wood cabinetry and doors, new quartz surfaces, high-end appliances, and in-floor heating in the spa-like primary ensuite. Five bedrooms—four with incredible lake views, plus an office, offer flexibility for family or guests. An oversized heated triple garage easily fits a boat. An additional ~700 sqft of flexible bonus space for a future gym, wine cellar, theatre, or storage. Effortless comfort with HE furnace and A/C, on-demand hot water, and built-in stereo throughout. Located just minutes' walk to the new Ponds shopping centre, convenience is seamlessly woven into this private retreat. Every detail reflects thoughtful, high-quality construction. Private, polished, and move-in ready—this is Okanagan living at its finest. Photos can't fully capture the atmosphere—this home must be experienced in person to be truly appreciated. Easy To Show, book now! (id:6769)

Full bathroom 5' x 8'11"	5pc Ensuite bath 9'8" x 14'7"
Office 11'6" x 9'2"	Full bathroom 9' x 4'11"
Storage 25'9" x 32'6"	Dining nook 6'4" x 8'
Family room 30'2" x 24'1"	Office 12' x 10'4"
Bedroom 10'9" x 13'5"	Bedroom 12'5" x 12'9"
Bedroom 15'2" x 12'7"	Primary Bedroom 23' x 13'11"
Bedroom 15'11" x 14'	Kitchen 15'7" x 15'
Foyer 13'0" x 8'6"	Living room 15'0" x 16'1"

Listing Presented By:



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Royal LePage Kelowna

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Laundry room 7'8" x 13'9"

Dining room 10'4" x 17'6"