



LAST MOVE-IN READY HOME

\$1,498,000*



Kashmere

MCKINLEY BEACH

LAKE VIEW STANDARDS: NORTH-TO-WEST PANORAMAS,
EVERY SINGLE DAY.

*PRICE IS PLUS GST

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Kashmere

M C K I N L E Y B E A C H

Architectural lakeview homes designed for buyers seeking modern luxury, dramatic views, and immediate access to the McKinley Beach lifestyle.

LAST COMPLETED HOME MOVE IN READY

Kashmere at McKinley Beach currently features two completed homes ready for immediate possession.

This architectural residences is 2,159 sq. ft. and showcase soaring ceilings, dramatic window walls, premium finishes, and expansive outdoor living spaces overlooking Okanagan Lake.



kashmere

3707 MCKINLEY BEACH DRIVE

\$1,498,000



This thoughtfully designed home offers a layout that balances open living with practical everyday function.

The main living space is centered around natural light and views, with floor-to-ceiling windows, vaulted ceilings, and an open-concept kitchen featuring quartz countertops, premium cabinetry, and a large island for gathering.

The living area connects seamlessly to the outdoor deck, creating an easy transition for entertaining or relaxing while taking in the lake views and sunsets.

The primary bedroom is designed as a private retreat, with a well-appointed ensuite and direct access to outdoor space.

With high-quality finishes throughout, generous natural light, and a layout that works for both quiet living and hosting, this home delivers a strong sense of space and comfort in one of McKinley Beach's most sought-after neighbourhoods.

McKinley Beach

3707 MCKINLEY BEACH DRIVE \$1,498,000*

PROPERTY OVERVIEW

Kashmere at McKinley Beach offers a limited collection of single-family homes in the Hillside neighbourhood, designed around light, space, and lake views. This home is positioned to capture west-facing sunsets, with a layout that prioritizes open living and connection to the outdoors. Located just a short walk to Our Place amenity centre, trails, and community amenities.

HOME FEATURES:

- 3 Bedrooms
- Approx. 2,159 sq ft
- Expansive lake views with west-facing orientation
- Room for a pool
- Large outdoor deck, hot tub ready
- No strata (freehold ownership)



kashmere

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Experience the pinnacle of hillside luxury at Kashmere at McKinley Beach. This modern masterpiece captures breathtaking west views of Okanagan Lake and the Okanagan Valley. The main level features an open-concept living area and a primary bedroom designed for seamless indoor-outdoor flow.

Designed for both everyday comfort and elevated entertaining, Kashmere homes feature flexible lower-level spaces ideal for media rooms, guest retreats, fitness studios, or wine lounges. The lower patio offers an outdoor fireplace, and patio ready for your hot tub. The large yards are pool ready. Oversized garages provide room for vehicles, outdoor gear, or lake-life essentials.

Just moments from the beach, marina, and Our Place amenity centre, Kashmere at McKinley Beach offers a refined Okanagan lifestyle connected to nature, community, and the lake.

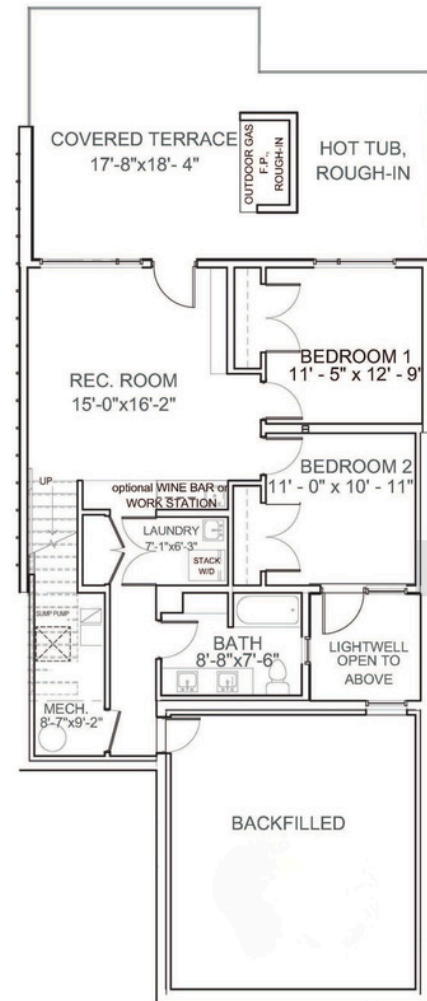
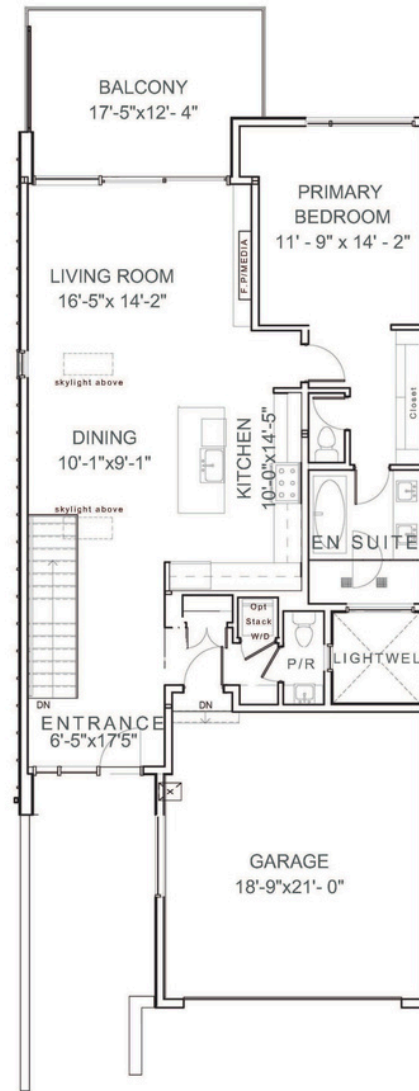
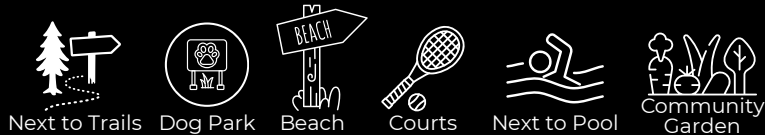
Kashmere

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THE FLOOR PLAN

- Open-concept main living area designed around views
- Primary bedroom positioned for privacy and comfort
- Large outdoor deck, ideal for entertaining
- Thoughtful storage throughout the home
- Direct access to outdoor living spaces

COMMUNITY BONUS'





3707 MCKINLEY BEACH DRIVE

THE LAST WALK-OUT RANCHERS ON THE HILLSIDE

- Prestigious McKinley Beach Hillside neighbourhood
- One of the final opportunities to own a walk-out rancher in this location
- Expansive west-facing views of Okanagan Lake
- Walking distance to Our Place Amenity Centre
- Walking distance to Azahidi Vineyards & Future Wine Village
- Marina slip opportunity available with purchase
- Freehold ownership — No strata fees

ELEVATED INTERIOR FINISHES

- 21-foot vaulted ceilings
- Commercial-grade floor-to-ceiling windows
- Hardwood flooring throughout the main living areas
- Wood veneer cabinetry
- Quartz countertops throughout
- Cabinet-panel integrated appliances
- Kitchen cabinetry on both sides of the island for exceptional storage
- Dedicated cabinet for waste and recycling
- Expansive architectural fireplace feature

OUTDOOR LIVING DESIGNED TO ENTERTAIN

- Pool-sized backyard
- Oversized concrete upper patio
- Lower covered patio with built-in fireplace
- Gas connections on both decks
- Hot tub ready
- Pool rough-in already completed
- Professional landscaping included
- Views from both upper and lower outdoor living spaces

EVERYDAY LUXURY

- Heated floors in the primary ensuite
- Spa-inspired ensuite with:
 - Floating soaker tub
 - Oversized walk-in shower
 - Private water closet
 - Two laundry rooms for added convenience



3707 MCKINLEY BEACH DRIVE

MORE THAN A HOME. A LIFESTYLE.

AT KASHMERE, YOU'RE NOT SIMPLY PURCHASING A HOME—YOU'RE INVESTING IN ONE OF KELOWNA'S MOST SOUGHT-AFTER WATERFRONT COMMUNITIES.

- Enjoy exclusive access to:
 - Our Place Amenity Centre
 - Indoor pool, hot tub, sauna, and fitness centre
 - Tennis and pickleball courts
 - Over 20 km of trails
 - Nearly 1 km of natural beach
 - Private marina*
 - Community parks and green spaces
 - Future Azahidi Vineyards & Wine Village
 - *Marina slip opportunity available with qualifying purchase.

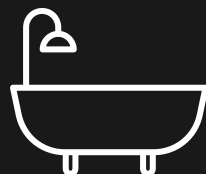
BUILT FOR TODAY. READY FOR TOMORROW.

KASHMERE HAS BEEN DESIGNED WITH EFFICIENCY, COMFORT, AND FUTURE TECHNOLOGY IN MIND.

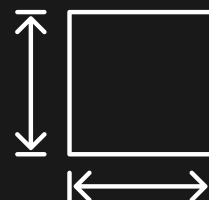
- Step Code 4 energy-efficient construction
- Solar panel ready
- EV charging ready garage
- Ceiling fan rough-ins throughout
- Two laundry rooms for everyday convenience
- Azahidi Vineyards & Future Wine Village
- *Marina slip opportunity available with qualifying purchase.



3 BDRM



2.5 BATH



2159
SQFT

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