



**REMAX Kelowna**  
**STONE SISTERS**  
an independent member broker



**1016 EMSLIE STREET**

[WWW.STONESISTERS.COM](http://WWW.STONESISTERS.COM)

## DETAILS

<b>ADDRESS</b>	1016 EMSLIE Street	<b>BEDROOMS</b>	5
		<b>BATHROOMS</b>	6
		<b>FINISHED AREA</b>	4,343 SQ. FT.

## SPECIFICATIONS &amp; FEATURES

<b>LOT SIZE</b>	0.22 acres (52x170)	<b>YEAR BUILT</b>	2023
<b>WATER</b>	Municipal water	<b>FLOORING</b>	Hardwood
<b>SEWER</b>	Municipal sewage system	<b>HEATING</b>	Electric & Forced Air
<b>EXTERIOR</b>	Stone, wood and stucco	<b>COOLING</b>	Central air conditioning
<b>TAXES</b>	\$6,567.91 - 2025	<b>GARAGE/DRIVEWAY</b>	Double garage with epoxy floor

ROOM SIZES – MAIN LEVEL	ROOM SIZES – SECOND LEVEL	ROOM SIZES – LOWER LEVEL
Full ensuite bathroom 11'0" x 10'11"	Full ensuite bathroom 5'3" x 9'9"	Bedroom 12'7" x 12'4"
Pantry 5'0" x 9'6"	Bedroom 11'4" x 12'0"	Gym 15'4" x 11'10"
Primary Bedroom 14'11" x 16'3"	Bedroom 11'4" x 12'0"	Full bathroom 11'8" x 5'4"
Dining room 12'0" x 10'4"	Full bathroom 10'6" x 5'4"	Recreation room 27'6" x 18'5"
Kitchen 10'6" x 15'6"	Flex space 12'3" x 15'1"	Wine Cellar 10'1" x 5'10"
Living room 17'1" x 18'5"		
Laundry room 12'11" x 5'6"		
Partial bathroom 6'2" x 5'10"		
Den 10'10" x 10'10"		
Foyer 8'0" x 9'1"		

## ADDITIONAL ACCOMMODATION

Full bathroom 8'4" x 8'9"

Kitchen 12'8" x 21'2"

Bedroom 9'8" x 10'5"





Welcome to a show-stopping architectural residence that redefines modern luxury in the heart of Upper Mission. Perfectly positioned to capture panoramic lake, valley, and mountain views, this extraordinary home balances bold design with timeless elegance. Every detail has been thoughtfully curated—from dramatic two-storey ceilings and marble finishes to seamless indoor-outdoor living spaces. Whether hosting on the rooftop patio or enjoying quiet moments in the private primary retreat, this is a home where style, function, and sophistication converge.























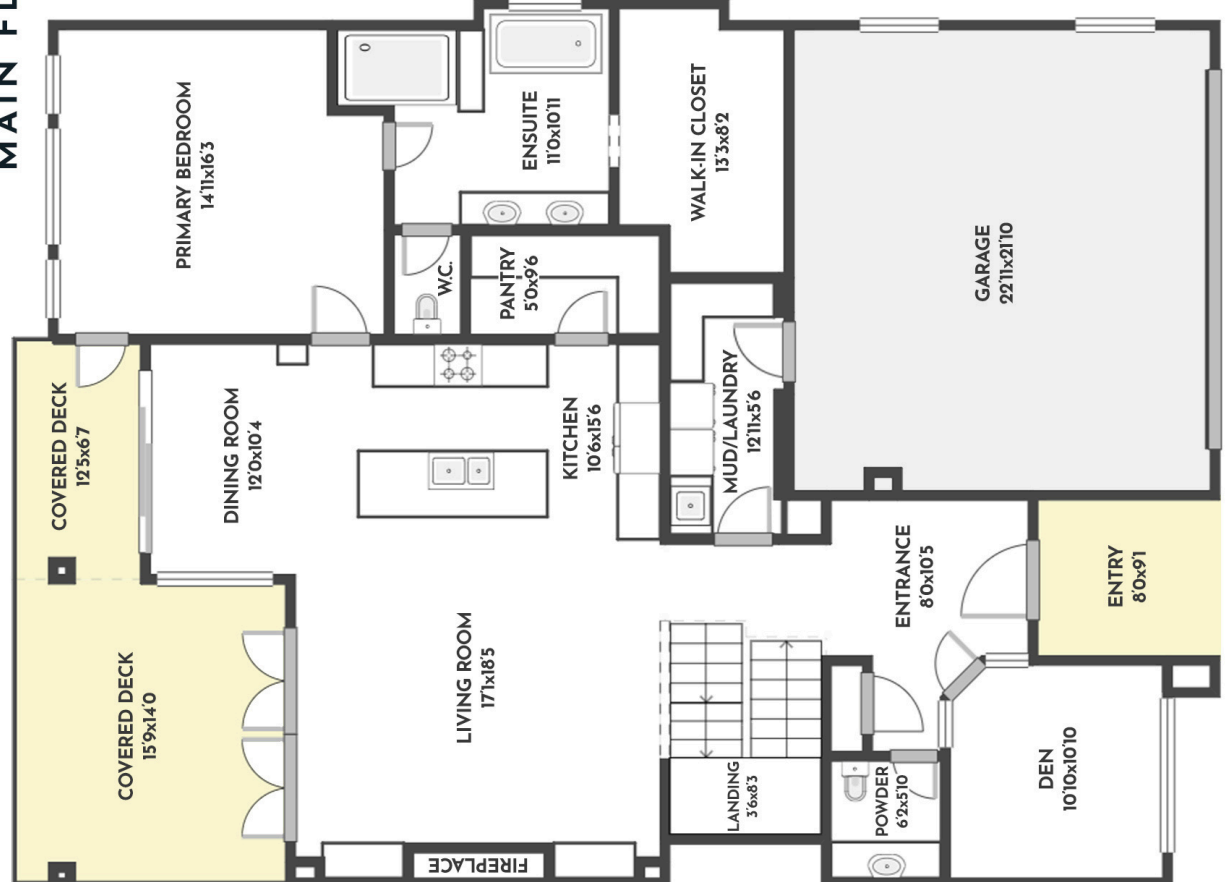








**5 BED + DEN | 5.5 BATH | 4343 SQ.FT**  
**MAIN FLOOR 1779 SQ.FT**



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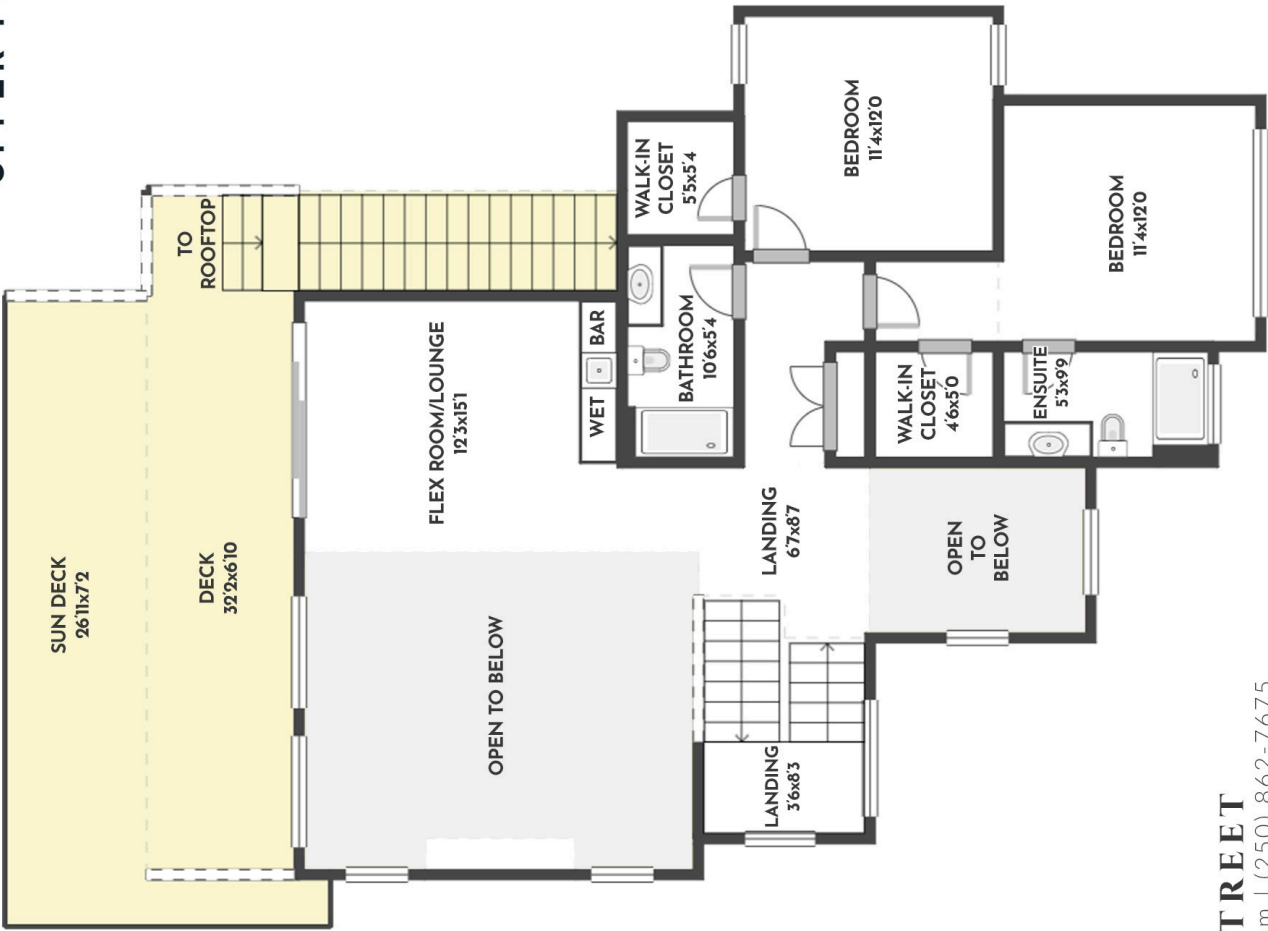
Stone Sisters | [www.StoneSisters.com](http://www.StoneSisters.com) | (250) 862-7675



Tan & grey regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.



**5 BED + DEN | 5.5 BATH | 4343 SQ.FT**  
**UPPER FLOOR 882 SQ.FT**



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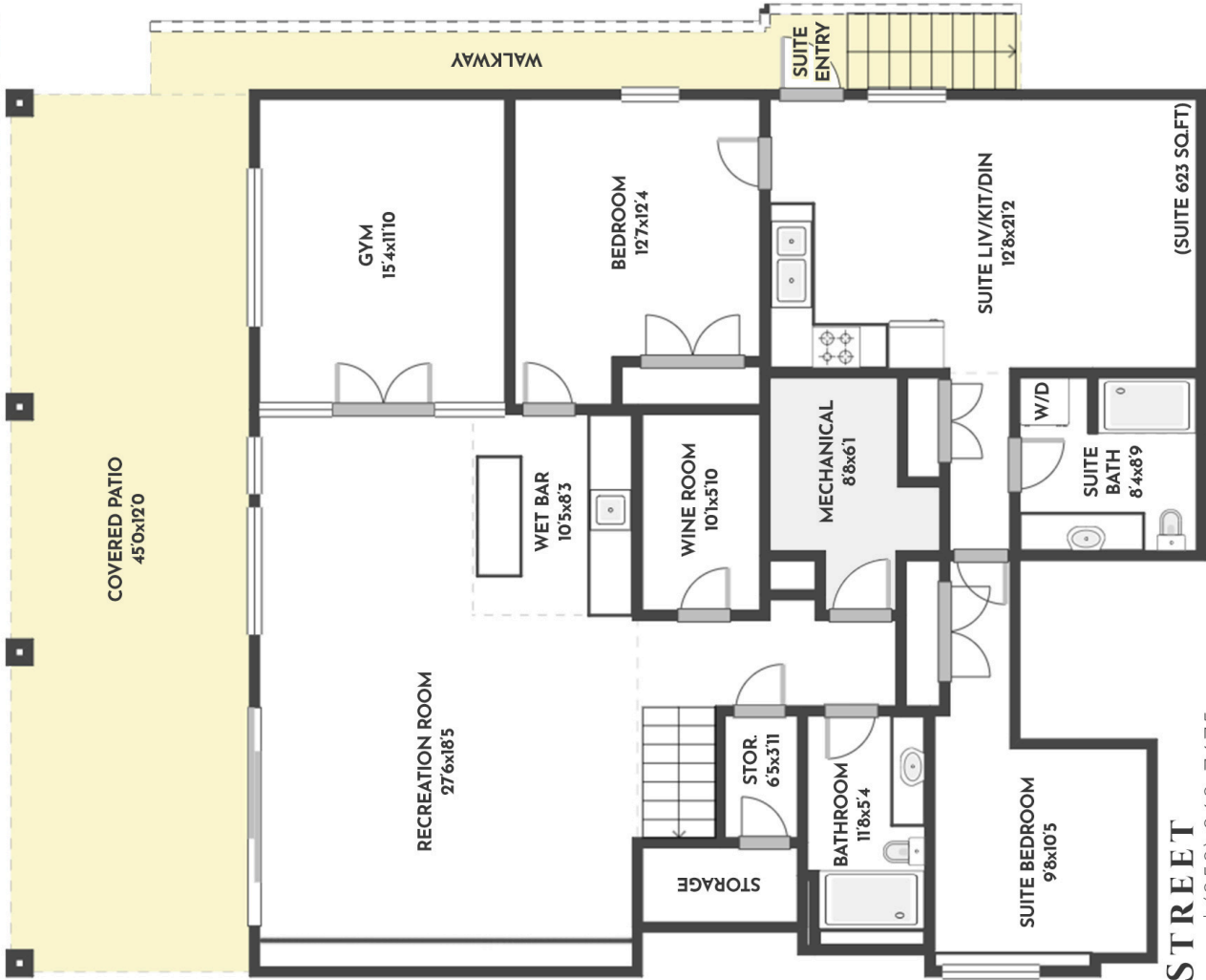
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5 BED + DEN | 5.5 BATH | 4343 SQ.FT  
LOWER FLOOR 1682 SQ.FT



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## **Architectural Elegance**

- 3-storey custom-built residence with 4,343 sq.ft. of refined living space
- Sweeping lake, valley, mountain & city views from all levels
- Sophisticated marble fireplace anchors the dramatic 2-storey living room
- Boutique-style finishes: custom millwork, Lutron lighting, stair accent lighting

## **Chef-Inspired Kitchen & Entertaining Spaces**

- Fisher & Paykel appliance package with butler's pantry
- Waterfall-edge marble island, perfect for gathering
- Dining room opens to a covered deck for seamless indoor-outdoor flow
- Wine room, wet bar & glass-enclosed gym on lower level

## **Primary Retreat**

- Main-level primary suite with panoramic views
- Spa-style ensuite with soaker tub, double vanity & custom walk-in closet

## **Upper Level Living**

- Two spacious bedrooms with walk-in closets & private ensuites
- Lounge with wet bar opens to sundeck & rooftop patio

## **Lower Level Features**

- Entertainment zone: rec room, wet bar, gym & wine room
- Covered patio walkout for extended entertaining
- 1-bedroom legal suite with private entrance — ideal for guests or premium rental



## **Smart Comfort & Convenience**

- Built in 2023 with state-of-the-art security & lighting
- Central air, multiple heating systems including electric baseboards & forced air

## **Property Essentials**

- 0.22-acre landscaped lot
- Annual taxes: \$6,567.91
- Zoned for family-oriented living, close to parks, schools, shopping and a short drive to Okanagan Lake







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CONTACT US FOR MORE INFORMATION:

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