



Le Chateau premier gated lakefront community. This spectacular detached home features a sunny bright interior. Professionally updated, new custom kitchen with granite surfaces, large island, and stainless appliances.

Bathrooms completely renovated including heated marble floors. 2 bedrooms, 2 bathrooms and spacious den. Beautifully appointed home.

Glass doors open to private patio that borders the complex waterscape.

Outdoor pool positioned lake side, boat slip is assigned to the home. Quiet location yet walking distance to Kelowna's City Centre.

Proudly Presenting

18- 2368 Abbott Street



JANE HOFFMAN
GROUP

Features at a Glance

Lot size: 0.16 acres, 60 ft. x 118 ft.

Age: Built in 1990

Finished Area: 2100 sq. ft.

Garage: Attached Double

Roof: Tile

Exterior: Stucco

Water: Municipal

Sewer: Connected

Fireplaces: 1 gas fireplace

Heating: Natural gas forced air plus heated marble floors in bathrooms

Cooling: Central air conditioning

Bedroom: 2

Bathrooms: 2 full bathrooms

Inclusions: KitchenAid built in oven and convection microwave, stainless steel side-by-side refrigerator, Frigidaire 4 burner gas range, Kenmore dishwasher, Silhouette wine refrigerator, Kenmore washer and dryer

Room Sizes

Living Room: 19 x 16.5

Dining Room: 10 x 16.5

Kitchen: 13 x 16.5

Master Bedroom: 17.7 x 13

Ensuite: 15.6 x 8

Den/Office: 12 x 12.3

Bedroom: 11 x 11

Bathroom: 11 x 6

Laundry: 7 x 6

PLEASE NOTE:

Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.









Exceptional Features:

- Unsurpassed Okanagan Lake front elegance is found in this lovely single family home
- Situated in a gated waterfront community known as Le Chateau
- The neighborhood is comprised of 20 individual single family homes
- Exceptional location, walking distance to shops, dining, bird sanctuary and tennis courts
- The complex offers lakeside pool and hot tub and home comes with boat slip #1, moorage for kayaks/canoe/paddle boards/jet ski
- Professional recent updates throughout. Crown moldings, granite and marble surfaces, new bathrooms, new kitchen, new hardwood and new stainless appliances
- New roof in 2008, high efficiency furnace in 2007 and water tank
- Double garage with cabinets and convenient wash sink
- Crawl space in garage and utility room

Entrance

- Secure gated entry
- Aggregate driveway and pathways
- Covered front entrance leads to main foyer
- Frosted glass side panels and transom window feature tulip artisan design and allow lots of natural light
- 10 foot ceiling height

Office/ Hobby Room

- Sliding glass doors open to the hobby room could be office if desired
- Recessed wall niche could be framed for closet if another bedroom is desired

Kitchen

- Bright sunlit kitchen with light color scheme
- Custom designed kitchen with amazing attention to details
- White cabinetry features upper glass displays with back lighting
- Custom built wine racks are convenient and finished in a pleasing design
- Stainless hardware on the cabinets compliment the top of the line stainless appliances
- Illuminated by inset lighting for a brighter prep area when needed
- Double French door access to BBQ and patios
- 3 person center island with sink
- Under counter lighting

- Golden Beech wood cabinetry on island

Dining

- Easy flow to dining room thru oversized opening from kitchen
- A picture window facing side yard captures landscape views and allows the sun to highlight the room
- Open concept combination with kitchen and living room. Great entertaining layout.

Great Room

- Defined by the fireplace and built in cabinetry. Opal mosaic glass surrounds the fireplace which is flanked by lower cabinetry with open display shelving above. Spot lighting illuminates a place for artwork above the fireplace
- Wall to wall glass combined with sliding glass doors fill the room with sunlight
- Sliding glass doors open to patio and the tranquil sounds of the waterscape that runs thru the entire grounds of the complex

Master Bedroom

- Generous sized master bedroom is sure to please. Offers room for a full lounging/reading area
- Sliding pocket door access walk in closet complete with cabinetry, shelving and open hanging racks
- Sliding glass doors open to patio and water feature. This outdoor oasis captures the bird song from the neighboring bird sanctuary
- Beautiful master bathroom features polished, heated marble floors, Bain Ultra air jetted tub, spacious glass shower with 2 shower heads, coffee stained wood cabinetry accented with sparkling glass pulls and marble counters

Bedroom #2

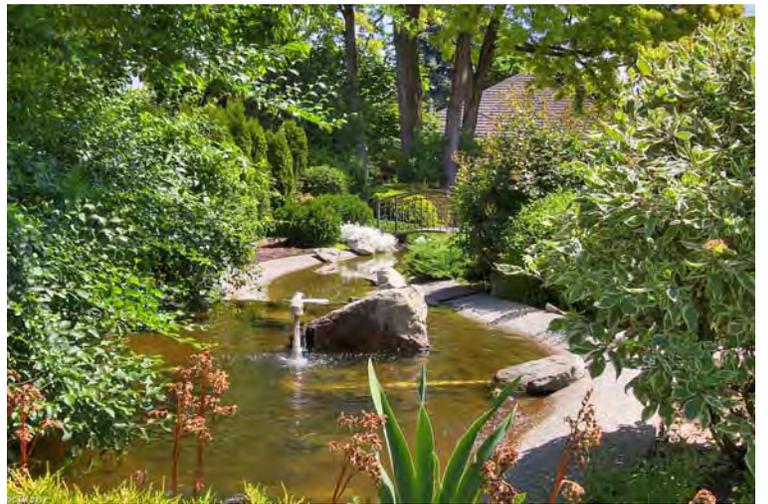
- Spacious guest bedroom off the entry offers pleasant street and landscape views
- Mirrored closet
- Frosted glass door to the second bathroom

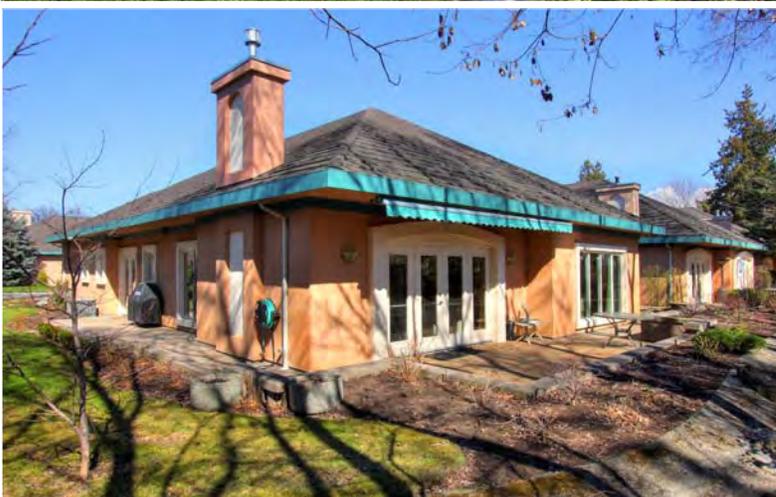
Mud Room

- Off the garage with convenient access to kitchen
- Open shelving for shoes and wall pantry for storage

Laundry/office

- Upper and lower cabinetry complete with counter and hook ups for phone or computer





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