



**JANE HOFFMAN**

REALTY

BEAUTIFUL HOME IN GATED LE CHATEAU - DESIRABLE WATERFRONT SETTING



**PROUDLY MARKETED BY JANE HOFFMAN**

**20-2368 Abbott Street  
Kelowna, BC**

---

## DETAILS

---

**Address** 20-2368 Abbott Street  
Kelowna, BC

**Bedrooms** 2  
**Bathrooms** 2 full  
**Finished Area** 2149 sq. ft.

## SPECIFICATIONS & FEATURES

---

**Lot Size** 0.164 Acre, 62 ft. x 125 ft.  
**Water** Municipal  
**Sewer** Connected  
**Views** Mature Landscaping  
**Main Level** 2149 sq. ft.  
**Boat Slip** #1

**Year Built** 1990, Recent Updates  
**Exterior** Stucco  
**Heating** Natural Gas Forced Air  
**Cooling** Central Air  
**Fireplaces** 2 Gas Fireplaces  
**Garage/Driveway** Attached Double  
**Foundation** Concrete

---

### Room Sizes - Main Level

Foyer: 9 10 x 7 5  
Living Room: 20 10 x 13 10  
Dining Room: 21 4 x 10 6  
Kitchen: 15 10 x 22 8  
Bedroom: 10 11 x 13 10  
Den / Office: 15 8 x 14 5  
Full Bathroom: 10 11 x 5 11  
Primary Bedroom: 17 8 x 19 9  
Full Ensuite Bath: 15 7 x 8 5  
Walk-In Closet: 9 1 x 6 9  
Laundry: 7 1 x 5 9  
Utility: 6 2 x 7 5  
Garage: 19 3 x 19 6

### Inclusions

- New JennAir steam/convection oven
- JennAir 27" convection oven
- Bosch fridge with separate wine storage
- Samsung gas cooktop
- Bosch dishwasher
- Whirlpool washer & dryer
- Webber BBQ

**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.





## WELCOME TO 20-2368 ABBOTT STREET

Welcome to Le Chateau, a gated waterfront community located along the sought-after Abbott Street corridor. This beautiful home offers convenient one-level living, with a private backyard. Upon entry you're greeted by high ceilings, and rich cherry hardwood floors leading to the kitchen and the main living area. The chef's kitchen features brand-new stainless-steel appliances. Centre island offers a gas range. Off the kitchen is an open, main living area with custom built-ins surrounding the gas fireplace.

The primary suite is a gorgeous sanctuary with private access to the backyard and a recently renovated primary ensuite. The ensuite is finished with wood cabinetry, and granite countertops for a luxurious feel. Enjoy unwinding in the soaker tub or expansive glass steam shower with a bench and speakers for the ultimate in relaxation. One additional bedroom and den.

This is a great home for outdoor living. In the backyard you're surrounded by mature landscaping and a trellis bordering the patio. A water feature and outdoor lighting have been added creating tranquility and ambiance. The two-car garage has been finished with epoxy flooring, and custom cabinetry. From your boat slip with lift, take advantage of easy access to life on Okanagan Lake. On-site resort-style amenities include an outdoor pool, hot tub & private dock. Incredible location right along the Walking distance to beaches, cafes, restaurants and boutiques, and only a 5 minute drive to downtown Kelowna.

**Listing Agent - Jane Hoffman** | Contact [jane@janehoffman.com](mailto:jane@janehoffman.com) or 250-866-0088



































### **EXCEPTIONAL FEATURES**

- Quiet, central location on Okanagan Lake
- Walk to bird sanctuary, tennis courts, Kelowna General Hospital, boutiques, dining, theaters & downtown Kelowna
- Secure gated waterfront community of 20 detached townhomes
- Lakeside pool & hot tub with washrooms & outdoor shower
- Landscaped grounds and water features
- Dock & Boat Slip #1
- Private corner property, tucked back on the lot
- Exposed aggregate driveway, 2-3 car parking outside, 2 inside garage
- Beautifully landscaped front yard with grassy area & garden
- Lovely southwest facing backyard with hot tub, rock gardens, lattice work & cedars for privacy
- Controllable water feature (2014) creating a peaceful ambience
- 10-foot ceilings & crown mouldings throughout the home
- Stained glass windows flanking front door with complementary transom window above
- Phantom screens on front, primary bedroom, living room & interior garage doors
- Rich Brazilian cherry hardwood floors
- Freshly painted, well cared for home
- High-efficiency furnace
- DECRA® (stone coated steel) tile roof in 2007, 50 year manufacturer's warranty
- Monitored security system

### **Entry**

- Solid front door with phantom screen, stained glass surround & transom window above
- High ceiling, elegant brushed brass & crystal chandelier, recessed lights
- Coat closet with mirrored doors, organizers
- Guest bedroom immediately off entryway
- Shared (ensuite) bathroom

### **Office/Den**

- Spacious carpeted room with double glass door entry
- Recessed lighting
- Gas fireplace, marble surround with custom mantel
- Two windows flanking fireplace to side yard
- Built-in cabinetry, drawers, open shelving

### **Laundry**

- Convenient to the kitchen and garage
- Window to side yard
- Upper storage cabinetry, sink

### **Kitchen**

- Large open kitchen with hardwood flooring
- Drop down ceiling with recessed lighting
- Square granite counter island, gas cooktop, seating for 2



### **Kitchen Cont'd**

- European style rounded edge cabinets, Corian counters, tile backsplash
- Ample cabinetry/storage
- Eating area beside double French doors to side patio & yard

### **Dining Room**

- Open concept dining room with brass and crystal chandelier
- 10-foot ceiling height, bright side yard window
- Dining transitions into living room

### **Living Room**

- Spacious & bright living room
- Gas fireplace with tile surround, beautiful mantel, built-in cabinets & bookcase
- Elegant crown mouldings, high ceiling
- Double glass French doors to exposed aggregate back patio, windows flanking doors

### **Two Bathrooms**

- 3-piece bathroom in main foyer with walk-in shower, stained glass door, tile floor & counter, pocket door to guest bedroom
- Recently renovated 5-piece master ensuite with frameless glass shower door, Steamist steam shower with wi fi, aromatherapy and mood lighting, jetted soaker tub, tile floor, countertop with 2 undermount sinks, tile backsplash, lots of storage cabinetry

### **Bedrooms - 2**

- Bright guest bedroom with large front facing window, recessed lighting, carpet, closet with drawers/organizers, pocket door to shared ensuite
- Spacious master bedroom with double French doors to patio, recessed lighting, crown mouldings, carpet, pocket door entry to large walk-in closet with organizers, 5-piece ensuite

### **Garage**

- Direct access to kitchen
- Double garage with window
- Custom cabinets
- Phantom screen on interior door
- Built-in Vacuum
- Epoxy flooring

### **Mechanical Room**

- In garage, clean with crawl space access
- Furnace, water softener and new gas hot water tank installed September 5, 2023



# 20-2368 Abbott St, Kelowna, BC

Main Floor Exterior Area 2149.29 sq ft  
Interior Area 1999.99 sq ft  
Excluded Area 404.24 sq ft



PREPARED: 2023/09/01



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.



20-2368 ABBOTT STREET

---



**LISTED BY JANE HOFFMAN**

C: 250-862-7800

T: 250-866-0088

E: [jane@janehoffman.com](mailto:jane@janehoffman.com)

**Unison**

JANE HOFFMAN REALTY

---

**JANE HOFFMAN REALTY**

[janehoffman.com](http://janehoffman.com) | 250-866-0088





**JANE HOFFMAN**  
REALTY

**LEADERSHIP WITH EXPERIENCE**

250-866-0088

[JANEHOFFMAN.COM](http://JANEHOFFMAN.COM)