



JANE HOFFMAN
REALTY

LAKE FRONT HOME WITH FULL TIME BOAT SLIP



PROUDLY MARKETED BY JANE HOFFMAN

9-2368 Abbott Street
Kelowna, BC

DETAILS

Address 9-2368 Abbott Street
Kelowna, BC

Bedrooms 4
Bathrooms 4 full
Finished Area 3154 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size 0.172 Acre, 57 ft. x 140 ft.
Water Municipal
Sewer Connected
Views Lake, Mountain
Main Level 2139 sq. ft.
Upper Level 1015 sq. ft.

Year Built 1989, Substantially Renovated in 2018
Exterior Stucco
Heating Natural Gas Forced Air
Cooling Central Air
Fireplaces 1 Gas Fireplace
Garage/Driveway Attached Double
Foundation Concrete

Room Sizes - Main Level

Foyer: 9 9 x 5 9
Living Room: 21 1 x 12 6
Dining Room: 21 8 x 12 10
Kitchen: 23 5 x 15 4
Primary Bedroom: 17 7 x 14 3
Walk-in Closet: 17 2 x 14 9
Full Ensuite Bath: 19 5 x 12 1
Bedroom: 10 10 x 16 2
Full Bathroom: 10 10 x 6 4
Laundry: 7 x 5 5
Utility: 5 9 x 5 5
Garage: 19 1 x 19 7

Inclusions

- Dishwasher
- Washer & Dryer
- Microwave Oven
- Oven Built-In
- Refrigerator
- Gas Stove
- Window Coverings

Room Sizes - Upper Level

Family Room: 16 8 x 20 3
Bedroom: 9 9 x 8 2
Bedroom: 14 1 x 16
Full Ensuite Bath: 10 5 x 8 1
Full Bathroom: 8 6 x 8 6

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 9-2368 ABBOTT STREET

Gorgeous waterfront community of Le Chateau located along the coveted Abbott Street corridor. For those looking to enjoy easy access to life in the heart of Kelowna this is the home for you. This beautifully renovated home is right on the water's edge and offers a peaceful, lakeside patio. Inside enjoy an inviting floor plan with an open concept main living area surrounded by windows capturing the gorgeous lake and mountain views.

Stunning chef's kitchen with professional stainless-steel appliances and a luxurious double island ideal for the culinary or entertaining enthusiast. The living room features a gas fireplace with a white tile surround and custom shelving. Step through the sliding glass doors to experience the tranquility of lakeside living from the patio. Gorgeous florals and landscaping surrounds the backyard.

Main floor primary with ensuite and walk in closet. One additional bedroom and bathroom located at the front of the home. The upper level is ideal for hosting guests or for the family. Featuring a large family room, two bedrooms, two bathrooms and a lake view deck for taking in an Okanagan sunset.

On-site amenities include an outdoor pool, hot tub & private dock with boat slip. This community is walking distance to beaches, cafes, restaurants and boutiques, and only a five-minute drive from downtown Kelowna.

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088















9-2368 Abbott St, Kelowna, BC

Main Floor Exterior Area 2139.70 sq ft
 Interior Area 2015.75 sq ft
 Excluded Area 404.66 sq ft



1st Floor Exterior Area 1015.43 sq ft
 Interior Area 926.17 sq ft
 Excluded Area 82.51 sq ft



PREPARED: 2023/09/16



EXCEPTIONAL FEATURES

- Waterfront home in gated Le Chateau community, comprised of 20 detached homes in desirable Kelowna South
- Positioned next to swimming pool, & pathway leading to wharf with full-time boat slip
- Two storey, over 3000 sq. ft. of luxury living space with primary suite on the main
- Substantially renovated in 2018
- Custom kitchen features double islands, high-gloss lacquer cabinetry with walnut accents, & Calacatta Gold Silestone countertops
- Wall of windows with sliding glass doors allow an abundance of natural light throughout the open concept design
- Spacious games room upstairs with a private lakeview balcony
- Private lakeside patio invites outdoor dining & casual lounging with convenient access to the outdoor kitchen
- Double garage with epoxy flooring, wired for electric vehicle charger
- Walk to bird sanctuary, tennis courts, Kelowna General Hospital, boutiques, dining, theaters & downtown Kelowna

Entry/Foyer

- Exposed aggregate pathway edged by meticulous landscaping leads to the entry
- Large front door with engraved frosted glass panels and transom window
- Hardwood flooring throughout
- Immediate lake and mountain views upon entering
- 10-foot ceiling illuminated by jewelled chandelier

Kitchen/Dining Room

- Bright, open concept design
- Wine display rack mounted on wall, built-in wine fridge
- Wall finished in Silestone to the ceiling, accented by open display shelves in walnut with recessed lighting
- Double islands topped in Calacatta Gold Silestone reflect light from the chrome finish chandeliers overhead, seating for 5 at one end
- Thoughtful design with two sinks opposite each other, equipped with motion activated swan neck taps
- Steel & wood lined drawers with soft close components, an Infinity system by Marathon
- Chefs dream "dual fuel" Wolf range: 6-gas-burners with electric oven below, framed by a custom hood fan, chrome-trimmed with exposed rivet accents
- Pot filler above and built-in spice drawers below
- High-end appliance package including a Wolf wall & steam oven
- Sub Zero refrigerator & freezer panelled in matching high-gloss white lacquer finish that blends with the cabinetry
- Glass sliding door leading out to patio with outdoor seating and countertop with built in BBQ

Living Room

- Natural light floods the room and the rest of the open concept main living areas
- 17' of glass across the southwestern face from the windows and glass door
- A floor to ceiling marble slab surrounds the napoleon gas fireplace

Living Room Cont'd

- Recessed niche above mantle allows for hidden electronics and flush-mounted media
- Wine display with chrome racks, holds 80+ bottles

Bedroom 1

Adjacent to full bathroom

Electric blinds

Closet with built-in organizers

Window faces manicured gardens & community

Full 3-Piece Bathroom

- Silestone & glass shower with hand wand shower head
- Porcelain bowl sink with rhinestone accent set on a white high-gloss lacquer cabinet with sparkling pulls, complemented by the mounted mirror design
- Soft closing drawers.

Laundry/Garage

- LG stacked steam washer and dryer, custom cabinetry with hanging rack, high gloss panels and open shelving
- Double car garage with epoxy flooring
- Wired for electric vehicle charger
- Door leads to mechanical room

Primary Bedroom

- Large master on main level features sliding glass doors for easy access to lakeside patio, spacious walk-in-closet, & spa-inspired bathroom with partial wall
- His and her L-Shaped closet with open, closed, and tiered storage system by Tailored Living

5-Piece Ensuite

- Undermount sinks with illuminated vanity, cabinetry with sparkling pulls
- Wall-mounted mirror reflects the free standing clawfoot tub with chrome feet & jewelled chandelier overhead
- Frameless glass shower finished in floor to ceiling Silestone features two rain shower heads with adjustable wands, corner niches and linear drains

Upper Level

Family room

- Stairs leading up to the family room accented by wooden rails and stainless-steel spindles
- Open concept space for media & games, private balconies to north and southwest via glass doors
- Vaulted ceilings throughout the upper level creates an open airy feel
- Plush carpeting with thick underlay for comfort

Bedroom 3

- Split-level room with raised sleeping area & ensuite bathroom creates feeling of a miniature “second master”
- Chandelier hangs over bed illuminating the vaulted space
- Full closet with built-ins, media on wall

3-Piece Ensuite

- Hexagonal tile flooring, vanity with undermount sink, mounted mirror
- Frameless glass shower door, Silestone surround, adjustable hand wand shower head, product niche

4-Piece Bathroom

- Skylight provides abundant natural light
- 2 undermount sinks, lot of counter space
- Spacious shower with matching Silestone surround, frameless glass doors, adjustable hand wand shower head

Bedroom 4

- Oversized kid-friendly bedroom, vaulted ceiling
- Two generous closets for storage



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