



JANE HOFFMAN
REALTY

SPECTACULAR LAKESHORE HOME ON LEVEL 0.44 ACRE LOT



PROUDLY MARKETING BY JANE HOFFMAN

2668 Abbott Street
Kelowna, BC

DETAILS

Address 2668 Abbott Street
Kelowna, BC

Bedrooms 4
Bathrooms 4 Full Baths
Finished Area 4933 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size 0.44 Acre, 55 ft. x 364 ft.
Water Municipal
Sewer Connected
Views Lake, Mountain
Main Level 2143 sq. ft.
Upper Level 2790 sq. ft.

Year Built 2009
Exterior Stone, Stucco, Wood Siding
Roof Asphalt/Fibreglass Shingles
Heating Natural Gas Forced Air
Cooling Central Air
Fireplace 3 Gas Fireplaces
Garage/Driveway Attached, Breezeway, 4 Car
Foundation Concrete

Room Sizes - Main Level

Room Sizes – Main Level
Living Room: 17 9 x 17 10
Dining Room: 13 4 x 18 1
Family Room: 13 3 x 13 5
Kitchen: 16 6 x 18 11
Full Bathroom: 10 4 x 6 7
Laundry: 14 7 x 20 9
Mud Room: 6 1 x 9 2
Utility: 4 10 x 8 1
Utility: 3 x 7
Garage: 21 11 x 65 6

Room Sizes – Upper Level

Primary Bedroom: 19 11 x 16 6
Full Ensuite Bath: 16 10 x 18 8
Bedroom: 13 3 x 13 4
Bedroom: 14 7 x 13 6

Upper Level Cont'd

Full Bathroom: 6 x 12 6
Laundry: 7 1 x 10 2
Den / Office: 5 x 9 11
Storage: 6 11 x 6 1

Suite Above Garage

Living Room: 18 5 x 16 6
Kitchen: 7 11 x 9 7
Dining Room: 6 1 x 9 11
Full Bathroom: 7 5 x 9 10
Bedroom: 9 7 x 9 11
Storage: 3 7 x 9 3

Inclusions

- Sub-Zero wine chiller x 2
- Wolf 6-burner gas range with hood vent
- Dacor microwave
- Thermador dishwasher
- Thermador fridge/freezer
- WOLF BBQ built-in
- New Electrolux washer/dryer
- Second set washer/dryer
- Suite appliances

Mechanical

- American Standard furnace
- American Standard A/C

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.



RARE FIND - LUXURY BEACH HOUSE IN SOUGHT AFTER NEIGHBOURHOOD

This gated .44 acre level lakeshore property embraces the Okanagan lifestyle to the fullest! It offers an abundance of outdoor experiences including an amazing pool, green space, outdoor covered patio complete with fireplace, lakeside gas firepit with seating area, dock with 1 boat/sea doo lift.

This custom San Marc home was intricately designed with custom millwork and high-end finishing creating the perfect balance of elegance and warmth.

The gourmet kitchen which includes a full stainless steel professional appliance package and seamlessly opens to the expansive covered patio. The great room concept consists of a spacious living room with fireplace and an open concept dining space with a temperature-controlled Sub Zero wine closet. A family room, full bathroom, butlers pantry and impressive laundry/mud room complete the main.

Upstairs, the primary retreat features vaulted ceilings, a view deck, fireplace, wardrobe room and spa-inspired ensuite complete with a soaker tub and steam shower. Two more bedrooms with a Jack & Jill ensuite, secondary laundry and a den/office complete this level.

A one-bedroom legal suite above the oversized 4 car garage features a living area, dining nook, kitchen, laundry, bathroom and its own deck. Located in the heart of the "hospital district," this location offers biking and walking to nearby Pandosy boutiques, dining and amenities.

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

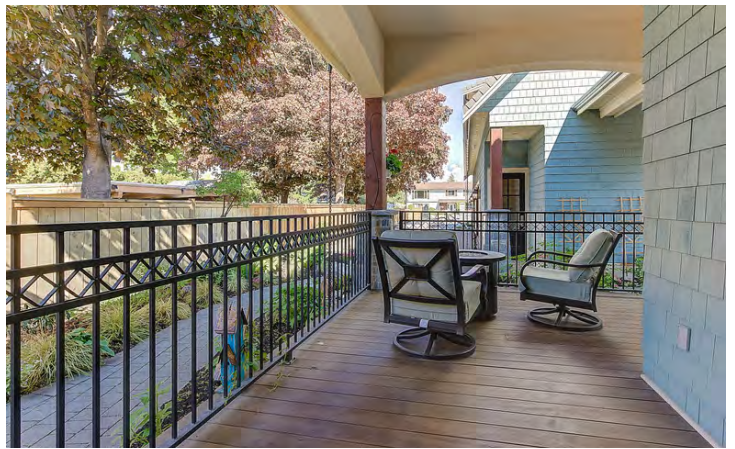




















2668 Abbott St, Kelowna, BC

Main Floor Exterior Area 2143.82 sq ft
Interior Area 1959.52 sq ft



2nd Floor Exterior Area 1997.72 sq ft
Interior Area 1823.98 sq ft
Excluded Area 19.30 sq ft



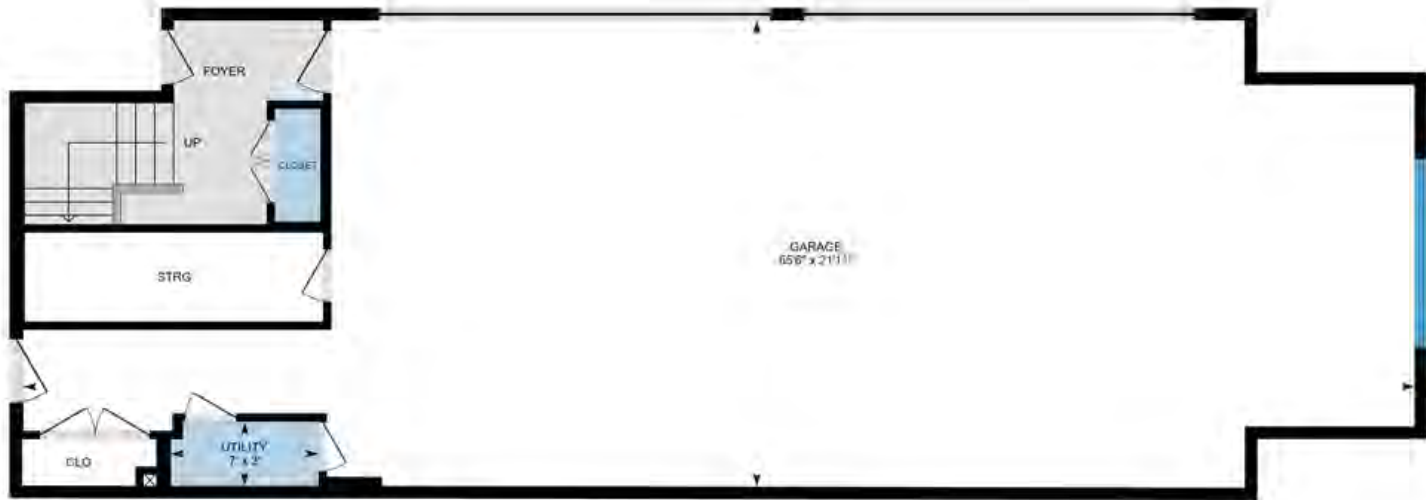
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PREPARED: 2023/05/17



2668 Abbott St, Kelowna, BC

Garage Interior Area 134.07 sq ft
Excluded Area 1206.50 sq ft



Garage Suite Interior Area 793.66 sq ft
Excluded Area 22.14 sq ft



PREPARED: 2023/05/17



EXCEPTIONAL FEATURES

- Prime level lakeshore on the desirable Abbott Street corridor, 0.44 acre property, sunny southwest exposure, sandy beach
- Custom built by San Marc Homes, complete attention to detail and quality finishing
- Detached 4-car garage, heated, workshop, built in vacuum
- Self-contained 1 bedroom guest suite above garage
- One of a kind "Hampton" style luxury beach house
- Custom hardwood floors by Koeda Hardwood; floors are fir, which have been white washed
- Pine ceilings, white wash stain, fir rafters, 10 ft. ceilings
- 2 laundry rooms - main level and 2nd level plus laundry facility in self-contained suite
- Cedar shake siding and wood soffits
- Extensive use of natural stone from Vancouver Island
- In floor heating in all bathrooms, Kohler plumbing fixtures
- Carolyn Walsh designed kitchen, bathrooms, laundry room
- All exterior doors are solid reclaimed fir
- Verandah decking is "Batu", a South American hardwood
- 3 furnaces in the main house, all with air conditioners
- 1 Navien hot water tank in the main house, 1 Navien hot water tank in the suite
- Antique metal exterior light fixtures
- Custom louvered covers on all cold air returns, cast iron heating grates
- 4 foot crawl space
- Built in speakers, fully wired for sound, Cat 5
- Dock with 1 boat/sea doo lift, lighting built in flush with the surface of the dock, water hook up
- Gas fire pit at the beach
- Covered lakeside patio – the ultimate outdoor living space for relaxing, entertaining and dining
- Large saltwater, tiled pool

Entry

- Impressive curb appeal, gated entry with natural rock and wrought iron fencing
- Trellis of reclaimed fir timbers at the front entry door with hand forged brackets

Foyer

- Dramatic entry flooring, mosaic tile inlay imported from Turkey surrounded by slate tile
- From the moment you enter, you are greeted by the panorama of the lake views
- Walk in guest coat closet
- Double French doors define the foyer from the main living areas

Dining Room

- Built in double Sub Zero wine cooler discreetly hidden with louvered doors
- Mirrored recessed niche maximizes space in the dining area, full wall mirror
- 2 chandeliers

Kitchen

- 12 ft. Eclipse bi-fold kitchen windows open directly to the outdoor kitchen and dining area, creating a seamless indoor/outdoor counter for entertaining
- Carolyn Walsh designed kitchen, custom cabinets, travertine marble counter tops, soft close drawers, recycling bins
- Farmer sink
- Verandah with outdoor kitchen, built in BBQ, natural rock gas fireplace with stone ledge mantel, ceiling fan, gas hook ups for heaters
- Butler pantry with under counter lighting, sink and integrated Thermador freezer

Living Room

- Expansive views of the lake, mountains and city, new blinds
- Tiled gas fireplace, tile hearth, vaulted ceiling with ceiling fan
- 2 sets of French doors lead to magnificent lakeside patio and pool creating a seamless integration of indoor/outdoor living

Laundry Room / Mud Room

- Breezeway to mud room/laundry room
- Travertine tile floor, moving island set on casters, built in lockers and bench, built in shoe storage, huge walk in closet
- For convenience, exterior door with access to the beach and side yard

Den/Office

- French door to veranda, stunning Arteriors light fixture, conveniently located off the foyer

Upper Level

Primary Bedroom Suite

- Double doors to enter this private oasis that exemplifies a top notch luxury hotel
- Vaulted ceiling with ceiling fan, recessed lighting
- Private deck with captivating views of the lake
- Natural stone, gas fireplace with mantel
- Walk in closet, built-in cabinetry, drawers and organizers, 2 opening windows, wood ceiling

Stunning Ensuite Bathroom

- Luxurious spa-inspired 6-piece ensuite bathroom, heated travertine floor
- Showcasing handmade glass wall tiles, travertine counter
- Bi-fold mirror opens to bedroom, vanity cabinetry
- Walk in steam shower with a bench and rain shower head
- Separate toilet and bidet, double under mount sinks,
- 2 medicine cabinets, jetted Kohler cast iron tub, tile surround, chandelier adds further elegance and charm

Bedrooms

- 2 additional bedrooms on the upper level
- Share a Jack/Jill bathroom, each with a walk-in closet, vaulted ceilings and ceiling fan

Bathrooms

- 3-piece powder room, main level, with shower, sink, recessed medicine cabinet
- 3-piece ensuite bathroom, upper level, shared Jack/Jill with two bedrooms, fully tiled walk-in shower, separate toilet, half wall of tile
- 6-piece master bedroom ensuite
- 4-piece bathroom in legal suite

1 Bedroom Self-contained Guest Suite - Above the Garage

- Wide staircase, step lighting, 2 landings, dramatic chandelier
- Galley kitchen, living area, 1 bedroom with walk-in closet and 1 bathroom
- Vaulted ceiling in the living room with ceiling fan
- Suite has its own furnace and hot water tank
- French door to private deck
- Hardwood floors
- Included items: Electric stove, refrigerator, Amana dishwasher, Asko stacked washer/dryer

4-piece Bathroom

- Tub/shower combo, tiled counter, heated travertine floors, hand glazed tiles



2668 ABBOTT STREET



LISTED BY JANE HOFFMAN

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The logo for Unison Realty, featuring the word "Unison" in a bold, serif font, with a blue arc above the letters "i" and "s".

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