



JANE HOFFMAN
REALTY

LUXURY LAKEVIEW PENTHOUSE - PRIME LOCATION



MARKETED BY JANE HOFFMAN

301 - 2245 Abbott Street
Kelowna, BC

DETAILS

Address	301 - 2245 Abbott Street Kelowna, BC	Bedrooms	2, could be 3
		Bathrooms	3 Full
		Finished Area	2433 sq. ft.

SPECIFICATIONS & FEATURES

Water	Municipal	Year Built	2018
Sewer	Connected	Exterior	Brick, Hardie Board
Type	Penthouse	Cooling	Central Air
View	Lake, Mountain	Heating	Natural Gas Forced Air
Strata Fee	\$1,811.00	Ownership	Freehold
Main Level	3433 sq. ft.	Garage/Driveway	Heated Double, Parkade
Decks	2500 sq. ft.	Foundation	Concrete

ROOM SIZES

Family/Lounge: 11'10" x 15'8"
Kitchen: 21'2" x 12'3"
Dining: 11'6" x 8'9"
Laundry: 10'2" x 15'1"
Living: 14' x 17'7"
Office: 7'6" x 15'4"
Master Bedroom: 12'6" x 23'
4-Piece Ensuite: 17'8" x 10'1"
Bedroom: 13'4" x 25'4"
4-Piece Ensuite: 7'10" x 9'8"
3-Piece Bath: 9'3" x 8'6"
Den: 13'7" x 10'5"

Inclusions

Kitchen:

- Bosch combination microwave speed oven and Bosch warming drawer, Sub Zero fridge/freezer with filtered water & ice dispenser, Thermador 36" Masterpiece Freedom Induction cook top with stainless Thermador Chimney drawer, Thermador 30" Professional Series oven, Thermador Star Sapphire dishwasher
- Sub Zero 84" zoned wine fridge with 2 integrated drawer beverage fridges
- Front load Whirlpool washer/dryer
- 55" built-in Samsung QLD 4K Smart TV

Roof Top Terrace:

- Built-in 24" Lynx outdoor double under counter fridges, cooler drawer for ice, built in 36" Wolf gas BBQ, outdoor weatherproof Sunbrite 4K LED 55" TV

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 301 - 2245 ABBOTT STREET

Exquisite custom designed & built Abbott street penthouse with 2500 sq. ft. of deck including private elevator to an automated roof top entertainment sanctuary with phenomenal views.

One of only 3 residential units in a small, exclusive development on Abbott Street directly across from Strathcona Park, within easy walking distance to Pandosy Village and Downtown and conveniently located near the Kelowna General Hospital on the Abbott Street recreational corridor.

The special features of this exceptional home include luxuries not available in any other residential development in Kelowna such as Dynamic View Glass with an IQ anticipates the sun's movement and continuously adjusts the tint levels based on glare, heat and daylight.

The upper level is accessed by a private elevator and provides a full kitchen center with cabinetry in Trex Transcend, granite counter and a built in 36" Wolf Gas BBQ.

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











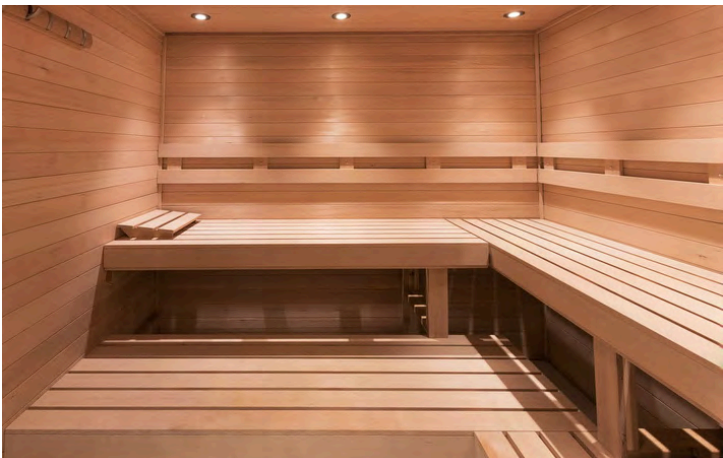


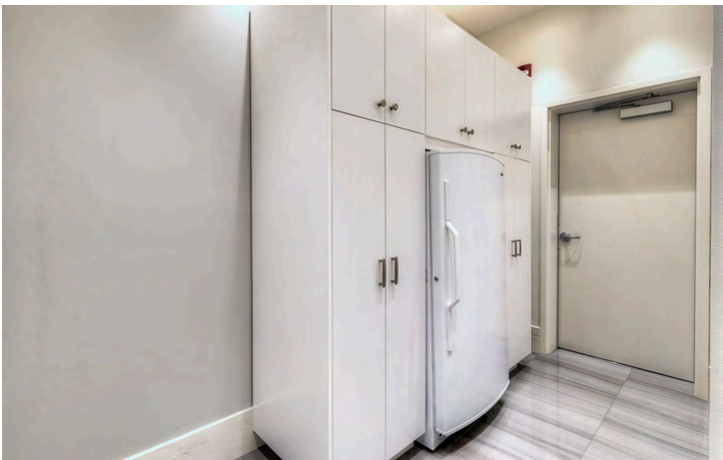
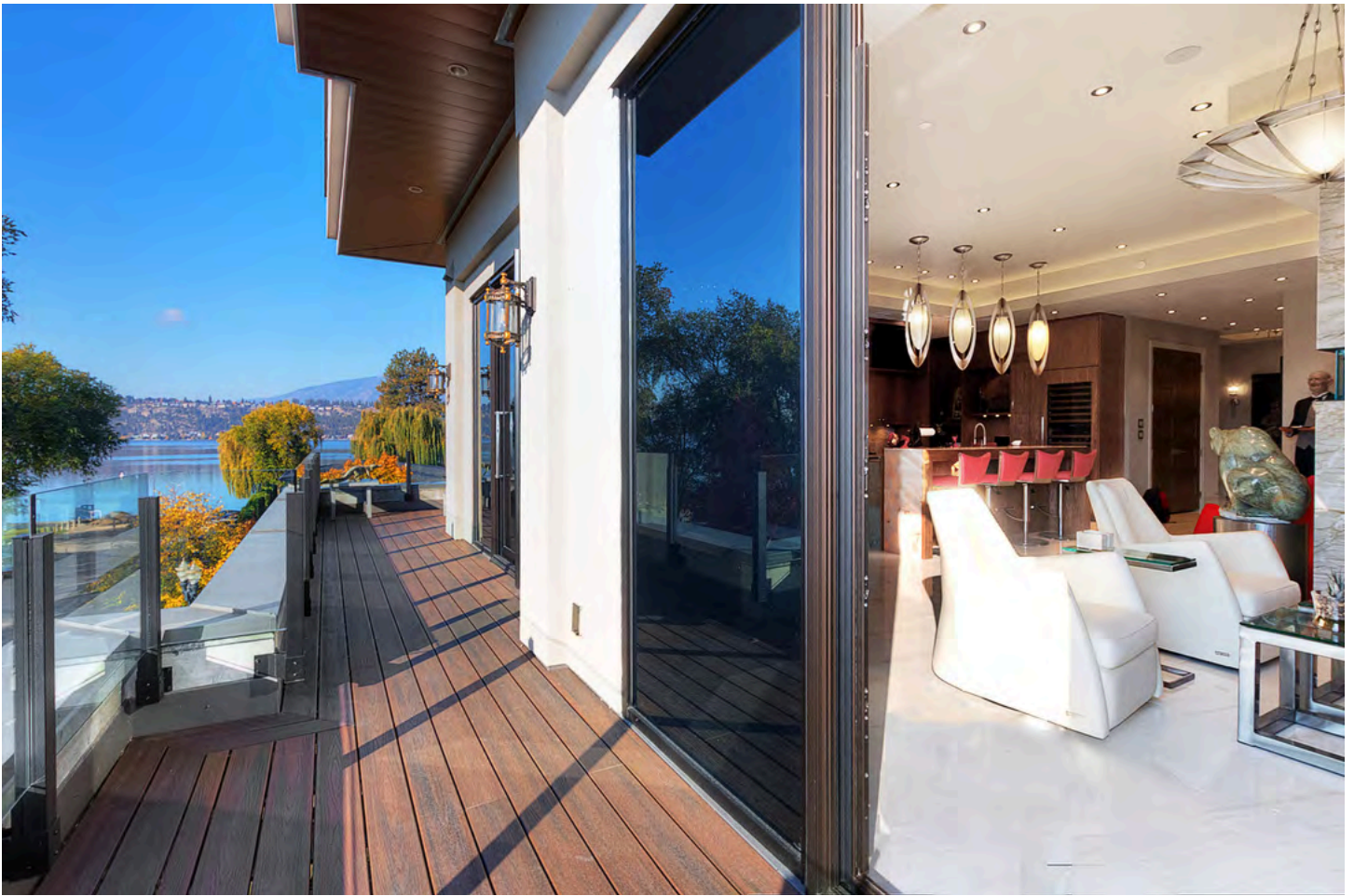












2245 Abbott St, Kelowna, BC

Main Floor Total Exterior Area 2442 sq ft
Total Interior Area 2223 sq ft



PREPARED: Sep 2020

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.



Exceptional Features

- One of 3 residential units in a small exclusive development on Abbott Street directly across from Strathcona Park, within easy walking distance to Pandosy Village and Downtown and is conveniently located near the Kelowna General Hospital
- Main floor, which is above street level and the private & public parking areas, is comprised of a grand Lobby, Abbott Street Cafe and Pharmasave and one private residence on the first floor; 2nd floor is comprised of doctors' offices; 3rd floor is comprised of two Penthouses each with their own private roof top terrace accessible by their own private elevator and private staircase
- 740 sq' main floor wrap around Trex deck and 1700 sq' roof top Trex deck
- Building designed by Meiklejohn Architects Inc.
- Both Penthouses were designed by Pamela Legg (owner of PH #301)
- Main Elevator access to Penthouse level is fob-accessible only by the two Penthouse residents, as well as access from the two emergency stair cases located on either side of the building
- 11' ceilings allow for breathtaking views of the lake, bridge, City, Knox Mountain and mountains from every room with much of the unit having floor to ceiling glass
- Two parking stalls in a private secured 6 car 'garage' which includes electric outlets and hose bib (Building including public and private parking garages are monitored by Telus Security)
- Large private well lit (including windows) concrete storage room on first floor
- All windows and outside glass doors with "Dynamic View Glass" in commercial curtain wall frames
- Dynamic View Glass with an IQ anticipates the sun's movement and continuously adjusts the tint levels based on glare, heat and daylight. You can also tint on demand from a mobile device, create schedules, track energy efficiency; reduce air conditioning and lighting costs by up to 20%, elevating LEED certification status, enhancing the building's value and maximizing the views. No shades, no blinds, no heat, no glare!
- Though window coverings are not necessary, all rooms are equipped with custom automated Lutron Roller shades
- Custom designed solid core stain and paint ready oversized 8' x 1 ¾" thick interior doors (Maple for entrance, elevator, main closet and laundry room - Poplar for the other interior doors) including revolutionary "Mondoor" pocket and closet doors with Baldwin Estate hardware throughout
- Large slab porcelain "Elegant White" tile and 9" porcelain baseboards through main living areas
- Large slab porcelain tile in bathrooms, laundry and common area lobby and exit landings; in-floor heating in bathrooms
- 'Venetian Plaster' walls and ceilings throughout
- Custom private elevator and private staircase to roof top terrace
- Superior craftsmanship in every detail of the millwork, crown moulding, wide baseboards
- Multiple ceiling treatments throughout including Tray, Cove, Dropped, with recessed LED lighting, small LED pot and art lights throughout and Fine Art Lamp fixtures which are hand made to order and signed
- Entertainment sized covered and uncovered wrap-around deck on main level with Trex Transcend Deck, ample lighting, overhead pot lighting and beautiful Fine Art Lamp Outdoor Sconces
- Built in vacuum with power heads and hoses
- State of the art audio/visual system throughout and individually zoned, including outdoor decks
- Fully integrated CAT 5 wiring-built in system, including phone/data/TV; direct internet connections and wireless, all rooms and decks

Exceptional Features Continued

- Deluxe Lutron lighting control system – three docking stations (with other locations wired for future use) with iPad mini controls; individual bedside controls in both bedrooms
- Computer controlled lighting, audio visual, heating and air conditioning and Dynamic View Glass
- High efficiency furnaces with heat pumps, air conditioners, air purification system, zoned heating controls, hot water on demand hot water tanks
- Top of the line appliances, plumbing fixtures, lighting and bathroom fixtures throughout
-
- Main Penthouse Level Lobby & Private Unit Foyer
- Exit main elevator into a well-lit grand Lobby with Fine Art Lamp Pendant and discreet pot lights
- Main elevator floor is in non slip “Gris Allure” porcelain tile
- Penthouse level Lobby ‘feature wall’ and floor is in large Mirage Jewels “Elegant White” porcelain slabs and 9” baseboards with “Bacchetta Glitter Argento” sticks
- Enter unit through custom 8 H’ x 4’ W solid Maple door with Baldwin Estate hardware and LED pot lighting
- Large 8’ wide custom closet with pot lighting
- Fine Art Chandelier and sconces
- Large “Elegant White” porcelain slab flooring and 9” porcelain baseboards which progresses through main living areas

Private Elevator to Roof Top Terrace

- Private elevator to roof top terrace situated directly across from main entry with 8’ H solid Maple door
- Custom cab is in “Elegant White” large porcelain tiled floor and 9” porcelain baseboards, “Bacchetta Glitter Sticks” with “Venetian Plaster” walls and LED pot lights

Great Room & Wrap-around-Deck

- Large “Elegant White” porcelain slab flooring and 9” porcelain baseboards
- An entire 6’ W x 11’ H wall in Lounge 1 is faced with “Gabana” granite and enclose a 6’ custom linear DaVinci Fireplace with an all-glass viewing area that surrounds a ribbon of rich, dancing flames over a bed of Platinum reflective crushed glass with adjustable vibrant multi-colour LED lighting
- Wall-to-wall Dynamic View Glass with stunning views, double set of large sliding patio doors onto main wrap-around deck made of Trex Transcend Decking which has the beauty of natural wood decking, made of high-performance, eco-friendly composite boards that are fade, stain, scratch and mold resistance and will be in a deep rich “Spiced Rum” colour with darker “Lantern” color accent planks
- Custom built-in electronic Lutron Roller Blade shades
- Pot lights under the covered portion of the deck with Fine Art Lamp Outdoor Sconces
- Water taps and drip line ready for planters
- One Fine Art Lamp, recessed cove lighting, small LED pot and art lights in the Great Room Lounge 1
- Over 740 sq ft of wrap around Trex deck

Kitchen

- Large "Elegant White" porcelain slab flooring and 9" porcelain baseboards
- 9 1/2' "Nacarado" granite covered island with 18" Blanco Silgranit Sink with 360° swivel, pull-down dual spray Blanco Faucet
- Bosch combination microwave speed oven and Bosch warming drawer
- 9 1/2' x 42" H raised counter, which is a (controlled) fully under-lit "Cristalo" granite dining bar
- Four Fine Art Lamp Pendants above raised bar, recessed cove lighting, small LED pot lights
- Separate 5' x 5' dining island which also is in a matching (controlled) fully under-lit "Cristalo" granite and under counter custom clear coated Walnut cabinetry with Fine Art Lamp Chandelier
- Main "Nacarado" granite kitchen counters - two staggered: one 13' and one 8' with "Cristalo" granite full wall backsplash
- The 13' counter with a 6' wide picture window overlooking the lake includes a large 24" Blanco Silgranit Sink with 360° swivel, pull-down dual spray Blanco Faucet and built-in soap dispenser
- Built-in pullout drawer with double trash containers
- All cabinets custom clear coated Walnut, with soft close hardware and pullout shelves for ease of access and Baldwin Estate cabinet hardware
- Under cabinet and wired for kick lighting
- Custom clear coated Walnut panelled Thermador Star Sapphire Dishwasher
- 36" Thermador Masterpiece Freedom Induction Cooktop with stainless steel Thermador Chimney drawer hood
- 30" Thermador Professional Series Oven
- Lighted display cabinets
- The 8' kitchen counter includes a custom clear coated Walnut panelled Sub-Zero Fridge/Freezer with filtered water & ice dispenser
- 55" built in Samsung QLED 4K Smart TV
- Electric/data/phone outlets throughout
- Exit two sets of sliding patio doors with built-in Phantom Screens onto main Trex deck

Office, Beverage Bar & Lounge 2

- Office" is 13' of built-in clear coated Walnut cabinetry featuring two separate work stations, Art Display Cabinets with printer and work stations and is located along the main hallway separating the Kitchen/ Lounge from Lake facing Lounge 2 - countertops are in "Nacarado" granite
- A custom clear coated Walnut panelled 84" high Sub-Zero zoned Wine Fridge (86 bottle capacity) with two integrated drawer 'beverage' fridges is situated at the end of the built-in "office" space directly across from Kitchen Island and Raised Bar and across from the built-in Beverage Centre
- Two custom built-in separate 'work' stations with all necessary data/phone outlets, printer cabinet
- Under cabinet lighting
- Beverage centre is 37" wide built-in clear coated Walnut cabinets and drawers with "Nacarado" granite countertop, full "Cristalo" granite backsplash, under cabinet lighting and is immediately next to the Kitchen for easy access to both Kitchen and Lounge 2
- Lounge 2, which has stunning views over the lake, has a custom built clear coated Walnut china cabinet with (controlled) fully under-lit "Cristalo" granite counter top and backsplash and lighted display cabinets

Office, Beverage Bar & Lounge 2 Continued

- Fine Art Chandelier, recessed cove lighting and LED pot lighting
- Custom built-in electronic Lutron Roller Blade shades
- 42" Samsung QLED 4K Smart TV
- French doors exit onto wrap-around deck

Powder / Full Bath Room situated by Lounge 2 and across from "Office"

- Large slab "Elegant White" porcelain floor and 9" porcelain baseboards
- "Nuage" granite vanity, clear coated Walnut millwork with stunning Kohler Artist Edition Serpentine Bronze Vessel sink and brushed nickel Purist Faucet
- A Kohler Cast Iron Soaker Tub in a "Nuage" granite tub deck overlooking the lake with brushed nickel Roman Tub Filler and Hand shower
- Fine Art Lamps: Sconces on either side of sink, Pendant in W/C and a Crystal Chandelier above the tub deck
- Kohler Memoirs Biscuit coloured comfort height one-piece elongated toilet with brushed nickel Kohler Memoirs accessories (including towel ring, toilet roll holder)
- Separate built-in 'linen' cabinet with "Nuage" granite countertop, upper cabinets, including an open lighted display cabinet all in clear coated Walnut
- Under counter and kick lighting
- Custom built-in electronic Lutron Roller Blade shades
- 32" QLED 4K Smart TV

Laundry Room, Private Stairway to Roof Top Terrace & Emergency Exit Foyer

- Large slab "Gris Allure" porcelain floors and 9" porcelain baseboards in "Elegant White"
- "Labradorite Bianco" granite counter and full backsplash with a large 32" Blanco Silgranit Sink with 360° swivel, pull-down dual spray Blanco Faucet and built-in soap dispenser
- Front Load side by side large capacity Chrome Coloured Whirlpool Steam Washer and Dryer on matching pedestals Ample storage and work space with custom cabinets and Baldwin Estate Hardware
- Large closed door built-in shoe cabinet
- Pull down clothes rack over drawers with "Labradorite Bianco" granite counter and 17" high backsplash
- Fine Art Lamps Semi-Flush fixture, LED pot lights
- Stairs and landings: non slip steps in porcelain "Gris Allure" with risers and strings in porcelain "Elegant White", landings in "Gris Allure" with "Elegant White" 9" baseboards; built-in stair lights, LED pot lights and Fine Art Lamp Pendant
- Oversized large Commercial Dynamic View Glass door to roof top terrace
- Access to Emergency Stair Exit – well lit Exit Foyer with large slab "Gris Allure" porcelain floor with "Elegant White" 9" porcelain baseboards and LED pot lights and Fine Art Lamp Semi-Flush fixture
- Custom built cabinets together with built-in freezer, for additional storage in exit area shared with PH 302
- Both of the furnace room and vacuum system and storage areas are located in separate well lit closets with custom doors and Baldwin Estate hardware

Master Bedroom, Walk-in Closet & Ensuite

- Large slab “Elegant White” porcelain floors and 9” baseboards
- Dynamic View Glass picture windows and Fine Art Lamps: fantastic heirloom chandelier above bed and flush mount in bedroom entrance foyer, recessed cove lighting and small LED pot lights; bedside Lutron control remotes
- Custom built-in electronic Lutron Roller Blade shades
- 42” Samsung QLED 4K Smart TV
- 8’ solid “Mondoor” pocket door to Ensuite “Spa”
- 8’ x 7’ custom Sauna with a Finnleo Pikkutonttu series heater with a 24 hour programmable Digi I control, a custom ordered sauna tap from Malta and “Elegant White” porcelain tile floor and wall to lower bench height
- Large slab “Elegant White” porcelain heated floor and 9” porcelain baseboards for floor and for walls in the
- Steam Shower
- Two separate vanities with “Nuage” granite countertops: the 11’ long vanity has two solid Bronze Artist Editions under mount Kohler Sinks with brushed bronze finish “Margaux” faucets and Memoirs accessories, (including towel bar, towel rings, toilet roll holder); custom cabinetry includes powered “appliance garage” between two vanities
- A separate 59” W built-in dresser with “Nuage” granite countertop and full wall backsplash with upper cabinets is located between the sauna and walk-in closet
- Fine Art Lamps: Sconces on either side of each sink, sconce above full length mirror in closet, flush mount by Sauna, pendant in W/C and pendant in Walk-in Closet
- Custom clear coated Walnut cabinetry throughout including “appliance garages” separating dual sinks, under cabinet and kick lighting
- Separate W/C with solid door, Toto Neorest 700H automated comfort height toilet with brushed nickel
- Kohler Memoirs accessories
- Steam Shower with bench and Kohler Purist Shower System – brushed nickel multi-function hand shower, slide rail, and rain shower head: brushed nickel Kohler Purist double sided pull handles
- Four Baldwin Estate brushed nickel double robe/towel hooks on Mirage Jewels “Elegant White” tiled wall by Sauna
- Master Closet includes large capacity (21w x 20d x 29h) Digital Safe in custom cabinet, large pull-out shoe rack, large built in 49” W dresser with “Nuage” granite countertop and pull down clothes racks

Guest Bedroom, Walk-in Closet & Ensuite

- Large Slab “Elegant White” porcelain tile and 9” baseboards
- Fine Art Lamps: Semi-flush in bedroom foyer; Chandelier above bed, recessed lighting and small LED pot lights
- His and Hers custom closets with dressing table /desk in between the closets
- Bedside Lutron control remotes
- 55” Samsung QLED 4K Smart TV
- 8’ solid “Mondoor” pocket door to ensuite
- Custom built-in electronic Lutron Roller Blade shades
- 2’ foot high window above dual vanity to let in natural light
- Large slab “Elegant White” porcelain heated floor and 9” porcelain baseboards
- Granite Vanity with two Kohler Artist Editions Caravan Collection conical Bell Vessel sinks with Kohler Purist brushed nickel faucets and Memoirs accessories (including towel bar, towel rings, toilet roll holder)

Guest Bedroom, Walk-in Closet & Ensuite Continued

- Custom cabinetry including powered “appliance garage”, under cabinet and kick lighting
- Fine Art Lamps: Sconces over vanity and pendant in W/C
- Separate W/C with solid door, Toto Neorest 700H automated comfort height toilet with brushed nickel
- Kohler Memoirs accessories
- Large slab “Elegant White” porcelain tiled Shower with bench and Kohler Purist Shower System – brushed nickel multi-function hand shower, slide rail, and rain shower head: Kohler Purist double sided pull handles in brushed nickel
- Two brushed nickel Baldwin Estate double robe hooks

Private Roof Top Terrace

- Private elevator and staircase to the expansive 1700 sq ft terrace with amazing views in every direction
- A 6’6” high stucco wall separates the two penthouse decks for complete privacy
- The Trex Transcend Deck has the beauty of natural wood decking, made of high-performance, eco-friendly composite boards which are fade, stain, scratch and mold resistance and are in a deep rich “Spiced Rum” colour with darker “Lantern” colour Accent planks
- A Suncoast powder coated colour coordinated aluminum Louvered Roof zoned system with integrated phantom screens, lighting, audio/visual, infrared heaters
- Enjoy the lake and City views from your Vanguard NXT ACE salt water system Hotsprings Hot Tub with an Automated “Covana” gazebo type cover with integrated pull down privacy / sun screens and solar panelled LED light multi-coloured light system
- A Dining Height Gas Fire Table overlooking the lake with seating for six
- L-shaped kitchen consisting of a 13’ 10” X 9’ 9” long raised bar: built-in 36” high “Viscount White” granite counters with raised 42” high “Black Cosmic Leather” granite bar
- Large 30” Blanco Silgranit Sink with 360° swivel, pull-down dual spray Blanco Faucet
- Built in 24” Lynx outdoor double under counter fridges
- Cabinetry in Trex Transcend, granite counter, includes pullout drawer with double trash containers, pullout full size ‘cooler’ drawer for ice and ample cabinets and drawer space; built in 36” Wolf Gas BBQ
- Outdoor TV Room with Sunbrite 4K LED 55” weatherproof TV
- Water taps and drip lines for planters
- Pot lights and Fine Art Lamp Outdoor Sconces and post mounted fixtures
- Upgraded glass railings with 36” posts

301 - 2245 ABBOTT STREET



LISTED BY JANE HOFFMAN

C: 250-862-7800
T: 250-866-0088
E: jane@janehoffman.com


JANE HOFFMAN REALTY

JANE HOFFMAN REALTY

janehoffman.com | 250-866-0088



JANE HOFFMAN
REALTY

LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM