



JANE HOFFMAN
REALTY

MODERN PENTHOUSE - PRIME DOWNTOWN KELOWNA LOCATION



PROUDLY MARKETED BY NIKKI SAKAMOTO

1401-1232 Ellis Street
Kelowna, BC

DETAILS

Address	1401-1232 Ellis Street Kelowna, BC	Bedrooms	2
		Bathrooms	3, 2 full, 1 half
		Finished Area	2000 sq. ft.

SPECIFICATIONS & FEATURES

Views	Lake, City, Mountain, Valley	Year Built	2018
Water	Municipal	Heating	Natural Gas Forced Air
Sewer	Connected	Cooling	Central Air
Main Level	2000 sq. ft.	Fireplace	1 Electric Fireplace
Strata Fee	\$837.00 per month	Garage/Driveway	Parking Stalls #58 & #59
Amenities	Gym, Kitchen, Lounge Area	Storage Locker	#1401
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 12' x 4' 8"
Dining Room: 8' 10 x 27'
Family Room: 8' 11 x 12' 4"
Kitchen: 17' 6 x 9' 8"
Serving: 4' 10 x 11' 2"
Living Room: 13' 6 x 26' 10"
Laundry: 6' 2 x 7' 10"
2-Piece Bathroom: 4' 10 x 7' 6"
Primary Bedroom: 14' 10 x 16' 5"
Walk-in Closet: 14' 10 x 6' 1"
5-Piece Ensuite: 13' 3 x 8' 7"
Bedroom: 11' 4 x 19' 1"
4-Piece Ensuite: 11' 8 x 10' 5"
Walk-in Closet: 7' 9 x 6' 6"

Inclusions

- KitchenAid oven - induction stovetop
- New 2023 Counter Depth Fisher & Paykel Fridge/freezer
- KitchenAid dishwasher
- KitchenAid beverage fridge
- KitchenAid microwave
- Electrolux washer/dryer

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.



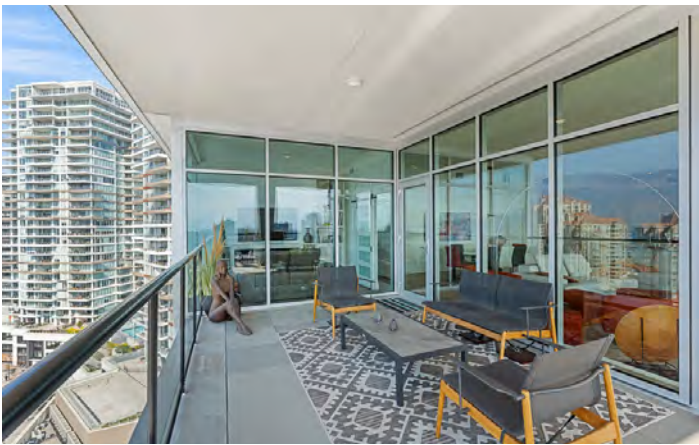
WELCOME TO 1401-1232 ELLIS STREET

Gorgeous modern penthouse in a prime downtown Kelowna location. This home has it all, sweeping lake and city views, beautiful finishings, and a spacious covered patio for watching the sunset over the lake. Upon entry to the home, you're immediately greeted by sensational views from the floor-to-ceiling windows in the living room. Enjoy open concept living with rooms that flow seamlessly from one space to the next, ideal for entertaining. The kitchen was expertly designed, providing ample room for storage, a large center island for hosting, professional stainless-steel appliances, and a servery directly off the kitchen. From the main living area, step out to the 600 sq. ft. wrap-around patio for Okanagan outdoor living. From here, you'll be mesmerized by the gorgeous Okanagan Lake and city views.

This home offers an excellent floor plan, with the primary bedroom and second bedroom located on either side of the home, offering privacy. The primary bedroom features a walk-in closet and a 5-piece ensuite with a glass-enclosed shower, soaker tub, and a separate water closet. The second bedroom also features a 4-piece ensuite and a walk-in closet. Lake view family room with built-in storage.

This unit comes with 2 parking spaces and a secure storage locker. For those looking to live in an urban setting within walking distance to the lake, restaurants, and shopping, this is the perfect home.

Listing Agent - Nikki Sakamoto | Contact nikki@janehoffman.com or 250-300-5682











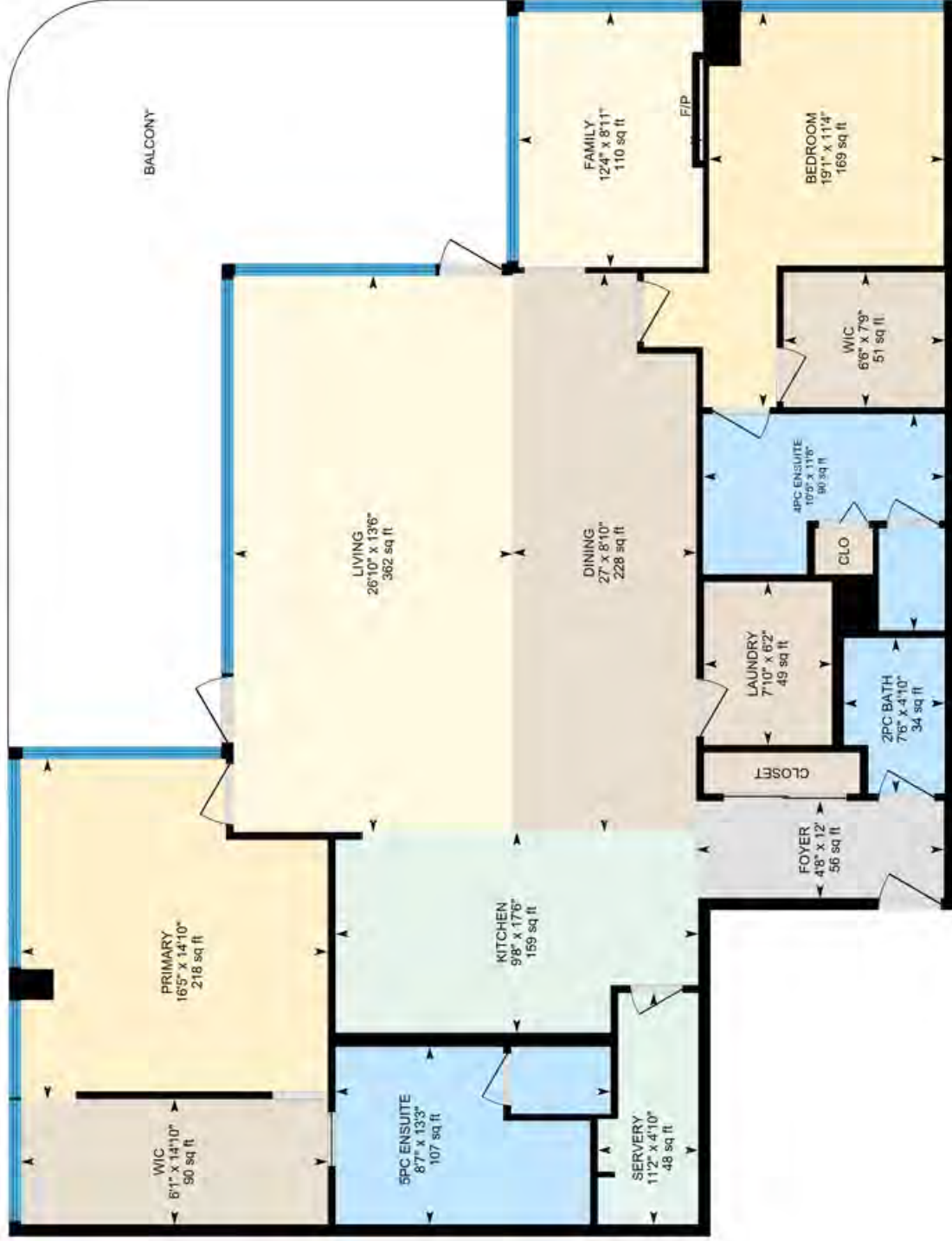






1401-1232 Ellis St, Kelowna, BC

Main Floor Exterior Area 2000.13 sq ft
Interior Area 1878.27 sq ft



PREPARED: 2023/09/23

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

- Welcome to beautiful downtown living at Ellis Parc
- This condo is located centrally in the heart of urban and trendy Downtown Kelowna
- Professionally built with quality finishes, this collection of condominiums was built by Maple Reinders
- Multiple upgrades were made when unit was purchased new including: kitchen counters, kitchen appliances, LED lighting, addition of motorized blinds, larger electrical panel installed, dimmer switches installed - dining, living, master bedroom, master bathroom, keypad for front door with auto locking feature, alarm system and more
- High end wide plank vinyl flooring throughout
- Fully equipped kitchen with quality stainless steel appliances that complement the design of the space
- No expense was spared when it comes to the attention to fine details
- Enjoy the breathtaking views of the Okanagan surrounding mountains and city from your private panoramic view balcony
- Private covered balcony with floating tile flooring, recessed lighting, propane hook-up for a BBQ, and lots of outdoor living space
- There are 3 three doors that access this balcony
- The building features underground parking with two assigned stalls for this unit, P2 #58 & 59, 110V power outlet, approved for EV power supply
- Storage locker included #1401
- Small pets/long term rentals allowed
- Fitness center located on the 4th floor
- This truly is resort style living in the vibrant downtown core
- Great location near walking and biking trails, close proximity to the beach, shopping nearby, restaurants, wineries, breweries and more downtown Kelowna amenities

Kitchen

- This kitchen is fully equipped with professional stainless-steel appliances
- Abundance of sleek white soft-closing cabinetry, tile backsplash, and quartz counters
- The upper cabinets extend to the ceiling, providing ample storage space, the lower cabinets and drawers are accented with stainless steel hardware
- Cabinetry features roll out shelving
- Beautiful shimmering stone counters are illuminated by under cabinetry lighting
- The functionality of this kitchen is enhanced by the walk-in pantry which features wall mounted wine racks, shelving, a beverage fridge, and cabinetry
- Bright, inviting kitchen island area with bar top seating for 4
- Tray ceiling with recessed lighting
- Enjoy kitchen tasks while taking in the view

Living/Dining Room

- Beautiful open concept, extending the length of the rooms walls are tall windows and deck doors creating an abundance of natural light
- Relax and enjoy this inviting room capturing the beautiful panoramic lake and mountain views
- Recessed lighting and natural light illuminate this space
- Adjacent to the living room is the spacious dining area, with ample room for a large table accented by a modern chandelier
- Easy access to the comfort of the covered wrap around deck, perfect for entertaining with additional outdoor dining and lounging seating, floating tile, recessed lighting and stunning views of Okanagan Lake, the bridge and city

Laundry

- Stackable front load washer and dryer, sleek white built-in cabinetry, a folding counter, and a wash sink

Bedrooms

- Primary bedroom features, built-in bed frame accented by a beautiful feature wall, floor to ceiling windows, a private door accessing shared balcony, a 5-piece ensuite, and a walk-through closet located behind the bed which features custom cabinetry and hanging space
- 2nd bedroom features, large picture windows, wall mounted media input, spacious walk-in closet, and a 4-piece ensuite

Bathrooms

- 2-piece powder room with accent wallpaper, vanity with quartz counter, undermount sink, wall mounted mirror, and a hanging light fixture
- Primary bedroom 5-piece ensuite with a vanity with quartz countertop, two undermount sinks, free standing tub with over-head light fixture, tile flooring, and a seamless glass shower with floor to ceiling marble tile
- 2nd bedroom 4-piece ensuite with a vanity with quartz countertop, two undermount sinks, wall mounted mirror, linen closet, and a seamless glass shower with floor to ceiling marble tile

Family Room

- This room is surrounded by floor to ceiling windows creating a beautiful inviting space
- Feature wall is accented with a Dimplex electric fireplace with remote surrounded by custom built-in cabinetry, media hook-up
- Built-in lighting under the shelving
- Perfect space for reading, home office, or movie nights

1401-1232 ELLIS STREET



LISTED BY NIKKI SAKAMOTO

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The logo for Unison, featuring the word "Unison" in a serif font with a blue arc above it.

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