



JANE HOFFMAN
REALTY

3 BEDROOM CONDO IN DOWNTOWN KELOWNA



MARKETED BY MIKE MYCHALYSHYN

**116 - 1331 Ellis Street
Kelowna, BC**

DETAILS

Address 116-1331 Ellis Street
Kelowna, BC

Bedrooms 3
Bathrooms 2 full
Finished Area 1418 sq. ft.

SPECIFICATIONS & FEATURES

Main Level 1418 sq. ft.
View City View
Water Municipal
Sewer Connected
Strata Fee \$611.91

Year Built 2007
Exterior Stucco
Heating Natural Gas Forced Air
Cooling Central Air
Ownership Freehold
Garage/Driveway 1 Parkade Stall #67 & Storage Locker #67
Foundation Concrete

ROOM SIZES

Main Level

Dining Room: 12' 10 x 10' 1
Kitchen: 17' 7 x 19' 6
Living Room: 12' 10 x 19' 1
3-Piece Bathroom: 11' 11 x 10' 4
Primary Bedroom: 11' 5 x 15' 11
4-Piece Ensuite : 7' 10 x 10' 10
Bedroom: 12' x 11' 8
Bedroom: 12' 4 x 10' 9
Utility Room: 6' 2 x 3' 7

Inclusions

- Frigidaire microwave
- Frigidaire oven with electric stove top
- Frigidaire Fridge/freezer
- Frigidaire dishwasher
- Washer/dryer

Mechanical

- Robertshaw thermostat
- H-2 thermostat

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 116-1331 ELLIS STREET

Bright and open 3-bed condo in downtown Kelowna with an excellent floor plan and spacious patio for enjoying outdoor living. This home offers high 10 ft. ceilings, hardwood floors in the main living areas, and granite counters in the kitchen. The open concept layout seamlessly connects the living room and dining room. Large windows in the living room allow for an abundance of natural light to flood the space. Directly off the dining room is sliding door access to the partially covered patio. This is the ideal space for setting up a BBQ and a lounging and/or outdoor dining area.

Beautiful kitchen with a stainless-steel appliance package and counter seating for 3. The primary suite and additional 2 bedrooms are located on the opposite side of the living space. Generously sized primary with a 4-piece ensuite and walk-in closet. On the opposite side of the condo are 2 more bedrooms and a 3-piece bath.

The unit comes with 1 parking stall and 1 storage locker.

This condo is in a highly walkable area of downtown Kelowna, just minutes to the cultural district, Kelowna waterfront, and Prospera Place.

Listing Agent Mike Mychalyshyn | Contact mike@janehoffman.com or 778-594-7653











116-1331 Ellis St, Kelowna, BC

Main Floor Interior Area 1417.62 sq ft
Excluded Area 22.17 sq ft



PREPARED: 2024/02/13

DETAILED FEATURES

Exceptional Features

- Welcome to downtown living at Ellis Court
- This condo is located in the heart of downtown Kelowna
- Hardwood flooring throughout
- Fully equipped kitchen with quality stainless steel appliances that complement the design of the space
- This home offers 10 ft. ceilings and beautiful floor to ceiling windows
- Enjoy views of the surrounding mountains and city the private balcony
- The balcony is located off the main living area and features floating tile, a partially covered area and ample seating space
- Spacious linen/laundry room
- This unit comes with 1 parking stall #67 in the parkade and storage locker #67
- Fantastic location near walking and biking trails, close proximity to the beach, near shopping, restaurants, wineries, breweries and multiple amenities

Kitchen/Dining

- Granite countertops, tile backsplash and wood cabinetry
- The cabinets provide ample storage space, and are accented with stainless steel hardware
- Beautiful kitchen island with seating for three
- Three pendant light fixtures over the island
- The functionality of this kitchen is enhanced by professional stainless-steel appliances
- The dining area is adjacent to kitchen and living areas with ample room for a large table accented by hanging light fixture
- This is a great space for entertaining family and friends

Living Room

- This living room is filled with natural light streaming through large floor to ceiling windows
- Open concept with main living areas with 10 ft. high ceilings creating a spacious, airy environment
- Feature wall with built in media and shelving
- Step through glass sliding doors to the large partially covered patio with floating tile, and additional seating

Bedrooms

- Primary bedroom features, plush carpeting, media input on wall, floor to ceiling windows, a walk-in closet, and 4-piece ensuite
- Two additional bedrooms both feature, plush carpeting, spacious closets, and large windows

Bathrooms

- 3-piece main bathroom with tile flooring, vanity with granite counter and undermount sink, wall mounted mirror with bar lighting, and a glass door shower with a wand shower head
- 4-piece primary bedroom ensuite with tile flooring, vanity with granite counter and undermount sink, wall mounted mirror with bar lighting, soaker tub with tile surround and a glass door, tiled shower



LISTED BY MIKE MYCHALYSHYN

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