



JANE HOFFMAN
REALTY

HISTORIC CHARM MEETS MODERN COMFORT



784 LAWRENCE AVENUE

**784 Lawrence Avenue
Kelowna, BC**

DETAILS

MLS#	10333579	Bedrooms	4
Address	784 Lawrence Ave, Kelowna, BC	Bathrooms	2.5
		Finished Area	1930 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.14 acres	Year Built	1925
Water	Municipal Water	Exterior	Hardie board
Sewer	Municipal Sewer	Heating	Natural Gas
Taxes	\$4,559.68 (2024)	Ownership	Freehold
Views	City	Exterior Features	Downtown location, private yard, detached garage

ROOM SIZES

MAIN FLOOR

3pc Bath: 8'11" x 8'1" | 68 sq ft
4pc Bath: 7'11" x 9'7" | 64 sq ft
Bonus: 10'1" x 15'11" | 147 sq ft
Dining: 16'7" x 12' | 187 sq ft
Kitchen: 9'9" x 15'11" | 148 sq ft
Laundry: 11'4" x 9'4" | 106 sq ft
Living: 15'11" x 14'11" | 208 sq ft
Primary: 11' x 13' | 143 sq ft

UPPER LEVEL

2pc Bath: 6'10" x 2'9" | 17 sq ft
Bedroom: 10'3" x 11'11" | 115 sq ft
Bedroom: 12'1" x 14'3" | 128 sq ft
Family: 7'10" x 12'9" | 105 sq ft

LOWER LEVEL

Unfinished: 11'3" x 13'10" | 136 sq ft
Unfinished: 14'11" x 9'3" | 117 sq ft

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.



A TIMELESS TREASURE IN DOWNTOWN KELOWNA

Discover the perfect blend of historic charm and modern living in this beautifully updated 1925, 2-story home in downtown Kelowna. Featuring 4 bedrooms, 2.5 bathrooms, and 1,930 sq ft of meticulously maintained space, this home seamlessly combines classic cottage character with contemporary design.

Unique architectural details like corbelled brick chimneys and an exposed brick accent wall in the kitchen complement modern updates throughout. Original hardwood floors and a striking stone fireplace highlight the open concept living and dining areas, while the updated kitchen boasts custom cabinetry, granite countertops, stainless steel appliances, and a cozy breakfast nook with exposed brick.

The main floor includes an expansive primary bedroom with a recently updated ensuite, a mudroom, and a guest bathroom. Additionally, the unfinished basement offers ample storage and the possibility to have a small workshop area.

Outside, enjoy a fully irrigated and revitalized front and backyard with a spacious brick patio as a perfect spot to gather around the fire table, and string lights for entertaining. The fully fenced backyard offers privacy, raised and irrigated garden beds, and mature landscaping. Four off-street parking spaces provide convenience, along with a detached single car garage.

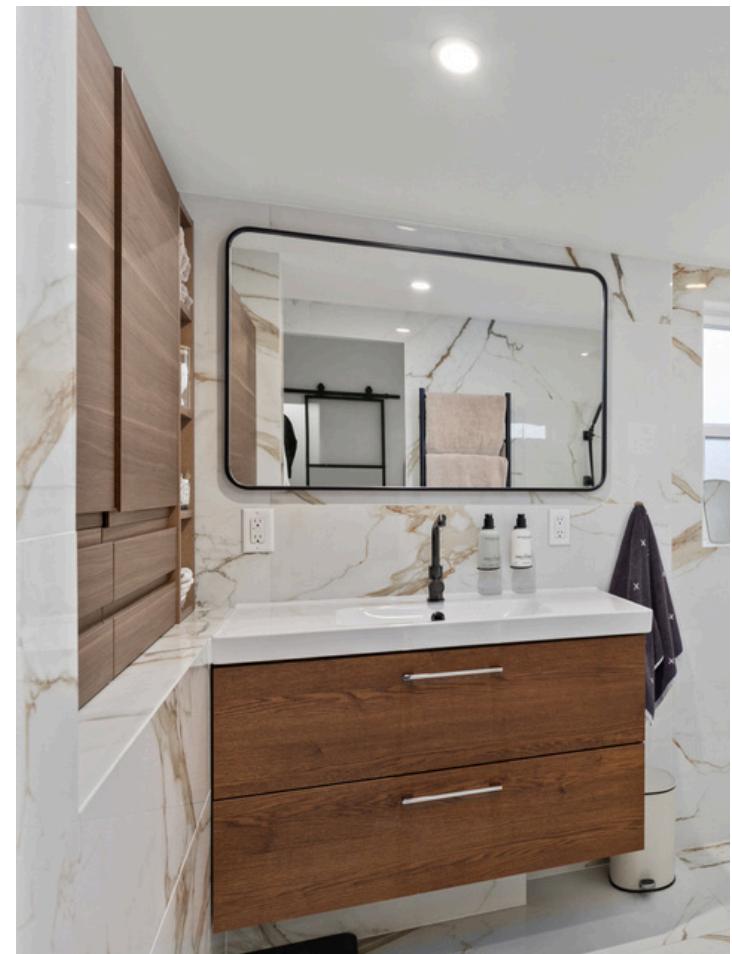
With its prime location just steps from restaurants, shops, and the vibrant waterfront, this home combines timeless charm and modern amenities.

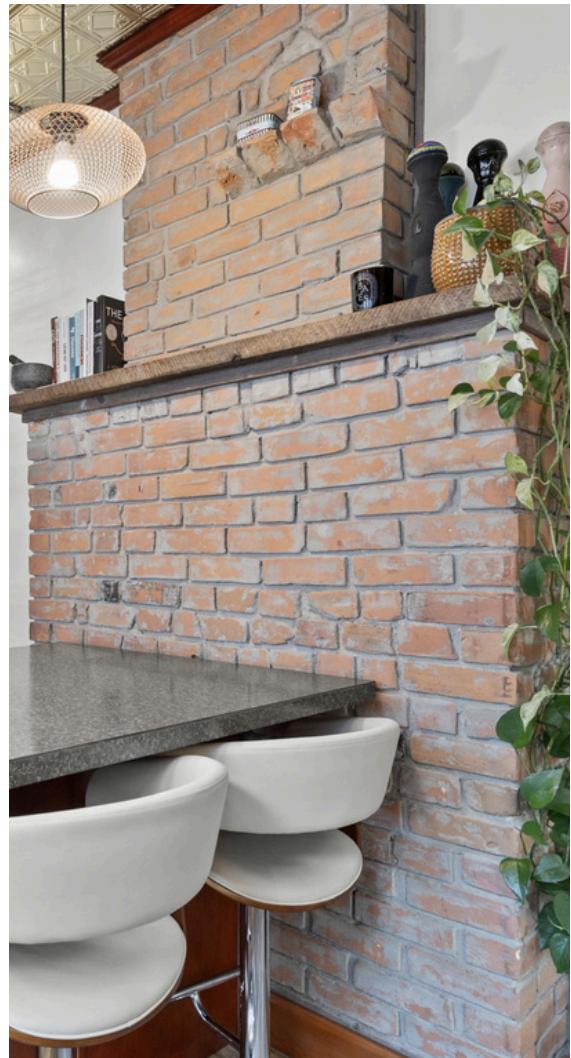
Don't miss this rare opportunity to live in one of Kelowna's most sought-after neighborhoods!

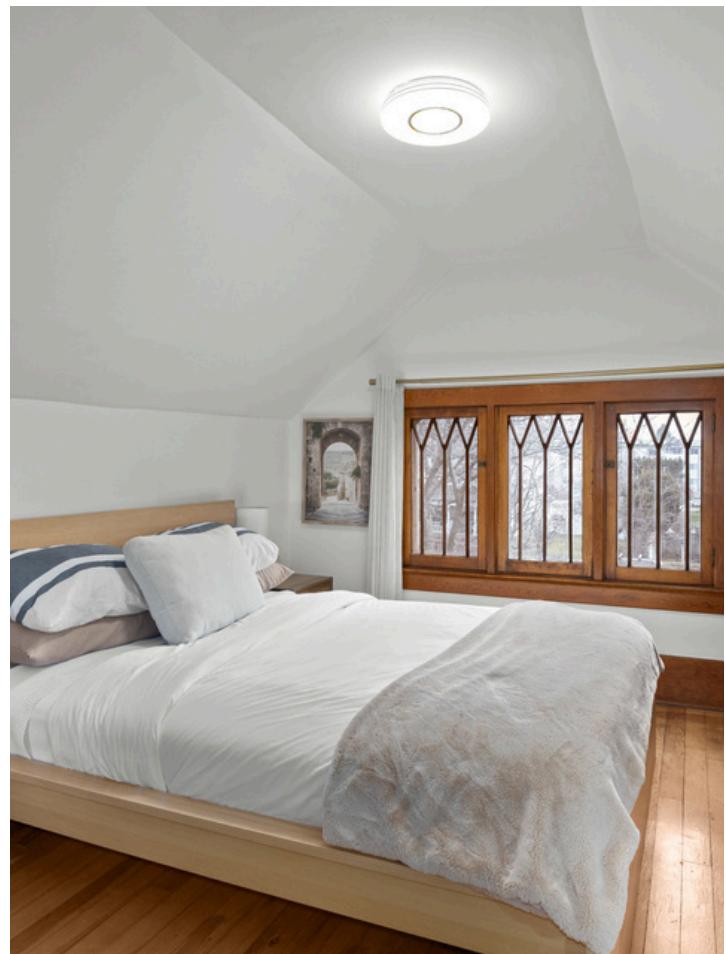
Listing Agent Tyler Bouck PREC | Contact tyler@janehoffman.com or 250-317-4558

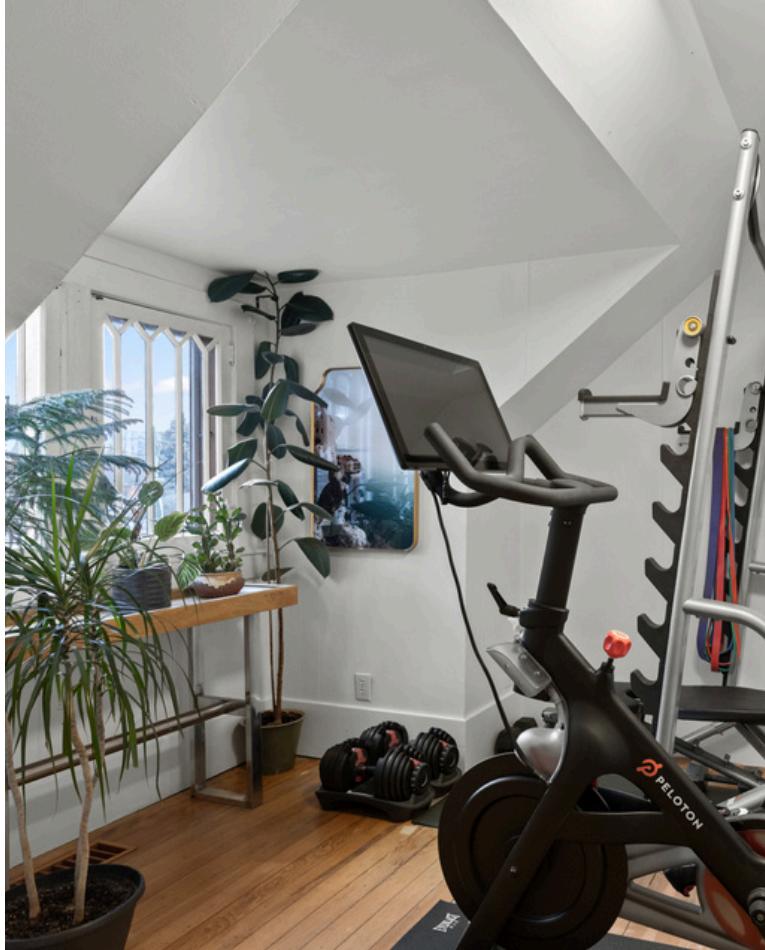
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FLOOR PLAN - MAIN LEVEL

784 Lawrence Ave, Kelowna, BC

Main Level Exterior Area 1425.42 sq ft
Interior Area 1337.36 sq ft



PREPARED: 2025/01/26

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.

iGUIDE

FLOOR PLAN - UPPER LEVEL

784 Lawrence Ave, Kelowna, BC

Upper Level Exterior Area 505.47 sq ft
Interior Area 442.34 sq ft
Excluded Area 35.59 sq ft



0 3 6 ft

PREPARED: 2025/01/26

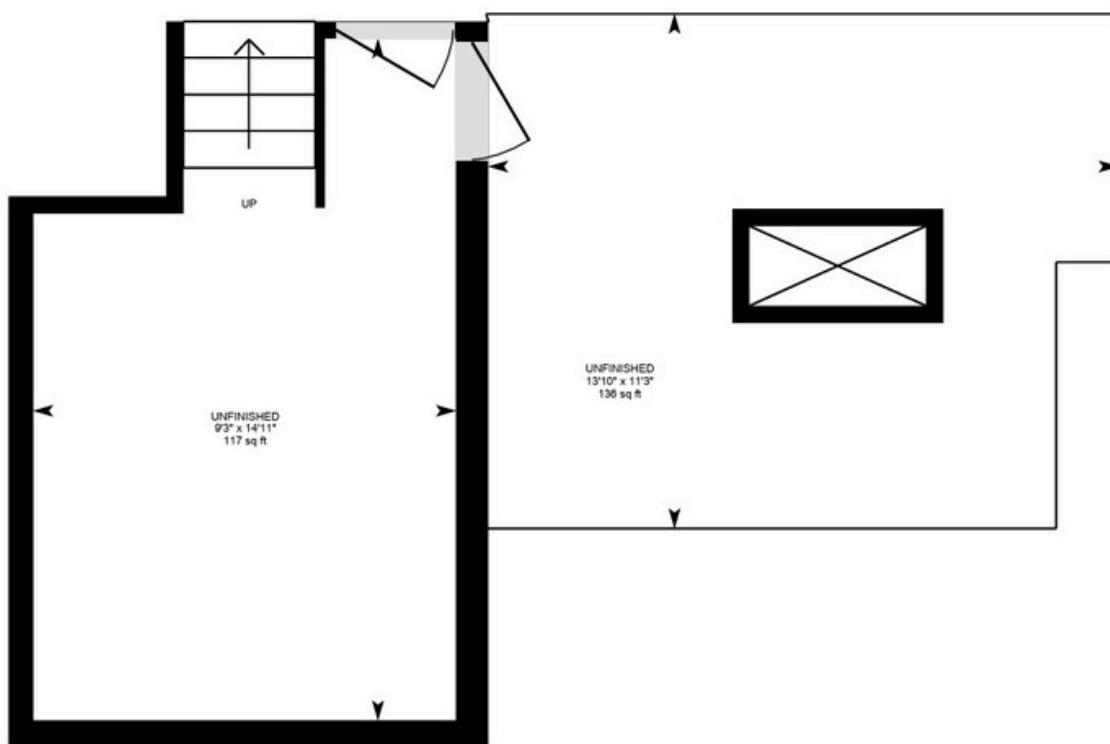
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 iGUIDE

FLOOR PLAN - LOWER LEVEL - UNFINISHED SQ FT

784 Lawrence Ave, Kelowna, BC

Lower Level Exterior Area 38.50 sq ft
Excluded Area 282.51 sq ft



0 2 4 ft

PREPARED: 2025/01/26

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.

 iGUIDE

EXCEPTIONAL FEATURES



Key Highlights for 784 Lawrence Ave:

- Historic Charm, Modern Comfort: 1925 cottage style home with original details like brick chimneys & exposed brick wall with original hardwood floors.
- Spacious Living: 4 bedrooms, 2.5 bathrooms, 1,930 sq ft with open-concept design, hardwood floors, and stone fireplace.
- Updated Kitchen: Granite countertops, custom cabinetry, stainless steel appliances, island seating, and breakfast nook with exposed brick.
- Outdoor Entertaining: Brick patio with plenty of room for fire table and patio furniture, string lights, and fenced backyard with raised garden beds. The front yard, backyard and garden beds are all fully irrigated.
- Great Floorplan: Expansive main floor primary bedroom with updated ensuite, updated full guest bathroom, large dining room, comfortable living room with wood burning stove, mudroom/laundry with bar fridge, unfinished basement for storage.
- Comfort Year-Round: New furnace & A/C (2022) + heat pump for upper level for efficient heating & cooling. Hot water tank: 2017. Roof: 2014
- Prime Location: Steps from downtown Kelowna in a meticulously maintained historic home.
- Ample Parking: Single detached garage with parking in back and front street parking on Lawrence.



LISTED BY TYLER BOUCK

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