



JANE HOFFMAN
REALTY

BEAUTIFUL HOME IN GATED LE CHATEAU - DESIRABLE WATERFRONT SETTING



PROUDLY MARKETING BY JANE HOFFMAN

**20-2368 Abbott Street
Kelowna, BC**

DETAILS

Address 20-2368 Abbott Street
Kelowna, BC

Bedrooms 2
Bathrooms 2 full
Finished Area 2149 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size 0.164 Acre, 62 ft. x 125 ft.
Water Municipal
Sewer Connected
Views Mature Landscaping
Main Level 2149 sq. ft.
Boat Slip #1

Year Built 1990, Recent Updates
Exterior Stucco
Heating Natural Gas Forced Air
Cooling Central Air
Fireplaces 2 Gas Fireplaces
Garage/Driveway Attached Double
Foundation Concrete

Room Sizes - Main Level

Foyer: 9 10 x 7 5
Living Room: 20 10 x 13 10
Dining Room: 21 4 x 10 6
Kitchen: 15 10 x 22 8
Bedroom: 10 11 x 13 10
Den / Office: 15 8 x 14 5
Full Bathroom: 10 11 x 5 11
Primary Bedroom: 17 8 x 19 9
Full Ensuite Bath: 15 7 x 8 5
Walk-In Closet: 9 1 x 6 9
Laundry: 7 1 x 5 9
Utility: 6 2 x 7 5
Garage: 19 3 x 19 6

Inclusions

- New JennAir steam/convection oven
- JennAir 27" convection oven
- Bosch fridge with separate wine storage
- Samsung gas cooktop
- Bosch dishwasher
- Whirlpool washer & dryer
- Webber BBQ

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 20-2368 ABBOTT STREET

Luxurious One-Level Home in Gated Waterfront Community | Discover the perfect blend of comfort and convenience in this stunning one-level home located in an exclusive gated community. This residence offers easy access to the lake with your own private boat slip and lift. Enjoy tranquil living with waterfront pool beautifully landscaped surroundings. Residents of Le Chateau can also enjoy resort-style amenities on site including an outdoor pool, hot tub & private dock.

Upon entry you're greeted by high ceilings, and rich cherry hardwood floors leading to the kitchen and the main living area. The chef's kitchen features brand-new stainless-steel appliances. Centre island offers a gas range. Off the kitchen is an open, main living area with custom built-ins surrounding the gas fireplace. The primary suite is a gorgeous sanctuary with private access to the backyard and a recently renovated primary ensuite. The ensuite is finished with wood cabinetry, & granite counters for a luxurious feel. Enjoy unwinding in the soaker tub or expansive glass steam shower with a bench and speakers. One additional bedroom and den. In the backyard you're surrounded by mature landscaping and a trellis bordering the patio. A water feature & outdoor lighting have been added. The two-car garage has been finished with epoxy flooring, and custom cabinetry.

Incredible location right along the Walking distance to beaches, cafes, restaurants and boutiques, and only a 5 minute drive to downtown Kelowna.

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



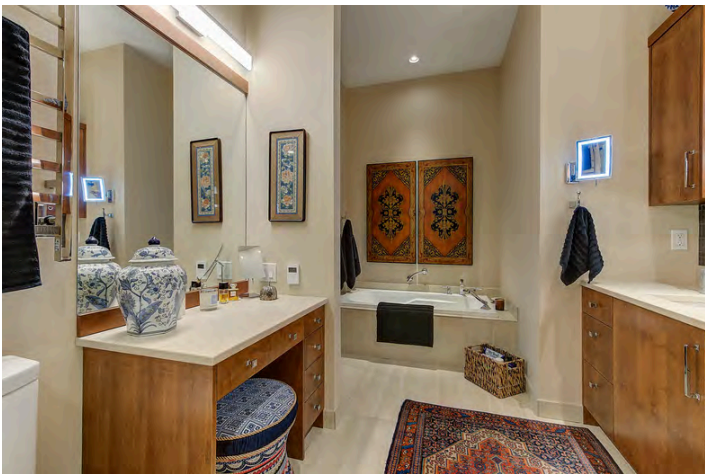


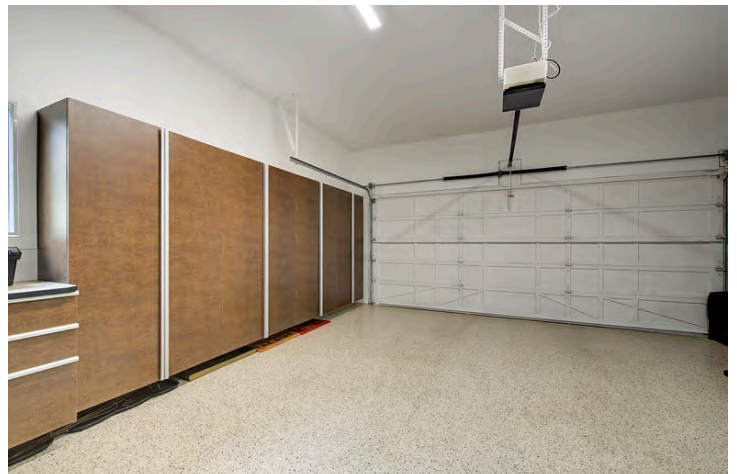
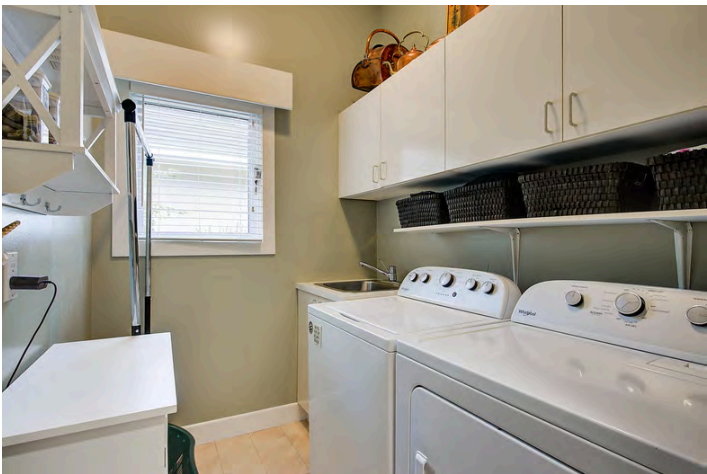












EXCEPTIONAL FEATURES

- Quiet, central location on Okanagan Lake
- Walk to bird sanctuary, tennis courts, Kelowna General Hospital, boutiques, dining, theaters & downtown Kelowna
- Secure gated waterfront community of 20 detached townhomes
- Lakeside pool & hot tub with washrooms & outdoor shower
- Landscaped grounds and water features
- Dock & Boat Slip #1
- Private corner property, tucked back on the lot
- Exposed aggregate driveway, 2-3 car parking outside, 2 inside garage
- Beautifully landscaped front yard with grassy area & garden
- Lovely southwest facing backyard with hot tub, rock gardens, lattice work & cedars for privacy
- Controllable water feature (2014) creating a peaceful ambience
- 10-foot ceilings & crown mouldings throughout the home
- Stained glass windows flanking front door with complementary transom window above
- Phantom screens on front, primary bedroom, living room & interior garage doors
- Rich Brazilian cherry hardwood floors
- Freshly painted, well cared for home
- High-efficiency furnace
- DECRA® (stone coated steel) tile roof in 2007, 50 year manufacturer's warranty
- Monitored security system

Entry

- Solid front door with phantom screen, stained glass surround & transom window above
- High ceiling, elegant brushed brass & crystal chandelier, recessed lights
- Coat closet with mirrored doors, organizers
- Guest bedroom immediately off entryway
- Shared (ensuite) bathroom

Office/Den

- Spacious carpeted room with double glass door entry
- Recessed lighting
- Gas fireplace, marble surround with custom mantel
- Two windows flanking fireplace to side yard
- Built-in cabinetry, drawers, open shelving

Laundry

- Convenient to the kitchen and garage
- Window to side yard
- Upper storage cabinetry, sink

Kitchen

- Large open kitchen with hardwood flooring
- Drop down ceiling with recessed lighting
- Square granite counter island, gas cooktop, seating for 2

Kitchen Cont'd

- European style rounded edge cabinets, Corian counters, tile backsplash
- Ample cabinetry/storage
- Eating area beside double French doors to side patio & yard

Dining Room

- Open concept dining room with brass and crystal chandelier
- 10-foot ceiling height, bright side yard window
- Dining transitions into living room

Living Room

- Spacious & bright living room
- Gas fireplace with tile surround, beautiful mantel, built-in cabinets & bookcase
- Elegant crown mouldings, high ceiling
- Double glass French doors to exposed aggregate back patio, windows flanking doors

Two Bathrooms

- 3-piece bathroom in main foyer with walk-in shower, stained glass door, tile floor & counter, pocket door to guest bedroom
- Recently renovated 5-piece master ensuite with frameless glass shower door, Steamist steam shower with wi fi, aromatherapy and mood lighting, jetted soaker tub, tile floor, countertop with 2 undermount sinks, tile backsplash, lots of storage cabinetry

Bedrooms - 2

- Bright guest bedroom with large front facing window, recessed lighting, carpet, closet with drawers/organizers, pocket door to shared ensuite
- Spacious master bedroom with double French doors to patio, recessed lighting, crown mouldings, carpet, pocket door entry to large walk-in closet with organizers, 5-piece ensuite

Garage

- Direct access to kitchen
- Double garage with window
- Custom cabinets
- Phantom screen on interior door
- Built-in Vacuum
- Epoxy flooring

Mechanical Room

- In garage, clean with crawl space access
- Furnace, water softener and new gas hot water tank installed September 5, 2023

20-2368 Abbott St, Kelowna, BC

Main Floor Exterior Area 2149.29 sq ft
Interior Area 1999.99 sq ft
Excluded Area 404.24 sq ft



0 6 12 ft

PREPARED: 2023/09/01

20-2368 ABBOTT STREET



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