



2420 ABBOTT STREET, KELOWNA

Presented by

Jodi Huber

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



2420 ABBOTT STREET, KELOWNA

A gated, lakefront residence on Abbott Street, this home is designed for effortless Okanagan living with seamless indoor outdoor flow and direct beach access through a secure, lockable gate. Set on a generous and level 0.36 acre property, the home offers privacy, ample outdoor space, access to a sandy shoreline.

The home has seen thoughtful updates and offers a functional layout suited for both everyday living and entertaining. Inside, 20 ft ceilings and maple hardwood floors create an open main level, anchored by a central staircase and a gas fireplace in the living area. Main floor connects easily to outdoor living, where large doors open to a lounge area, pergola, hot tub, and heated saltwater pool all leading to the lakeside setting.

Kitchen offers granite countertops, white shaker cabinetry and a central island with prep sink and seating. Appliances include a gas range, panelled refrigerator, dishwasher, and a full butler's pantry with coffee bar. A media room and flexible office or additional living area complete the main level.

Upstairs, the lakeview primary suite is a comfortable retreat, fireplace, walk in closet with built ins, and a five piece ensuite featuring dual vanities, steam shower, soaker tub, along with access to private deck. Two additional beds are connected by a Jack and Jill bathroom.

This is a rare opportunity to enjoy waterfront living on Abbott Street, combining a generous lot, functional home, and direct access to the lake.

DETAILS

Address	2420 Abbott Street, Kelowna, BC, V1Y 1E8	Bedrooms	3
City	Kelowna	Bathrooms	3
		Finished Area	4,417 Sq. Ft.

SPECIFICATIONS

Lot Size	0.36 Acres	Zoning	RU6
Water	Municipal	Legal Description	STRATA LOT 2 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT STRATA PLANEPS4241 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Sewer	Connected	Ownership	Freehold, Strata
Features	Central Business District, Landscaped, Near Park, Paved, Views, Private, Waterfront, Near Golf Course, Near Public Transit, Sprinklers in Ground, Level, Near Ski Area, Recreational		
View	Lake, Mountains, Panoramic		
Waterfront	Lake, Lakefront, Waterfront, Lake Privileges		

BUILDING FEATURES

Finished Area	4,417 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	1947	Parking	3 Garage Spaces Garage, Detached
Storeys	2	Construction	Stone, Stucco, Wood Frame
Pool	Pool, In Ground, Outdoor, Salt Water, Equipment	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Private Yard, Sprinkler System, Hot Tub
Heating	Forced Air, Natural Gas	Basement	Partial, Partially Finished
Interior Features	Kitchen Island, High Ceilings, Pantry, Wet Bar, Jetted Tub		

ROOM SIZES

Main Level	Lower Level	Second Level
Kitchen: 15'10" x 20'3"	Bonus Room: 5'11" x 4'4"	5-Piece Bathroom: 13'8" x 7'0"
Dining Room: 18'7" x 20'7"	Recreation: 24'6" x 17'3"	5-Piece Ensuite Bath: 19'3" x 11'8"
Foyer: 10'1" x 9'0"	Cold Room: 5'1" x 10'8"	Bedroom: 15'5" x 11'5"
Pantry: 8'9" x 16'3"		Bedroom: 15'5" x 15'11"
3-Piece Bathroom: 9'6" x 10'1"		Primary Bedroom: 17'5" x 22'9"
Media Room: 21'4" x 19'5"		Laundry: 9'1" x 11'7"
Dining Room: 9'3" x 11'1"		
Other: 6'4" x 6'8"		
Living Room: 27'9" x 24'1"		

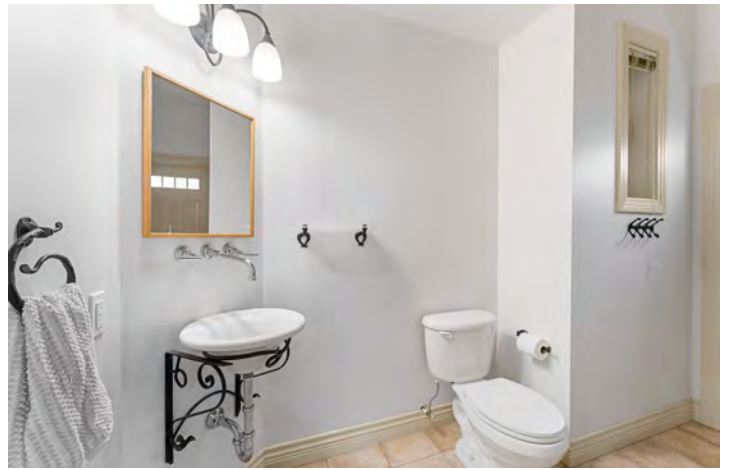


















2420 Abbott St, Kelowna, BC

Lower Level (Below Grade) Exterior Area 59.08 sq ft
Excluded Area 458.87 sq ft



PREPARED: 2026/03/20

While 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.

2420 Abbott St, Kelowna, BC

Garage Excluded Area 867,12 sq ft



PREPARED: 2026/03/20

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EXCEPTIONAL FEATURES

- Rare beachfront estate offering 4,417 sq. ft. of living space across two levels on a beautifully landscaped 0.36-acre lot, blending a relaxed California/Mediterranean style with a highly functional family layout
- Prime Lower Mission location just steps to the Sibell Maude-Roxby wetlands boardwalk, Kinsmen Park, and the Abbott Street walking and biking trail, with close proximity to Pandosy Village, schools, shopping, and Kelowna General Hospital
- Exceptional outdoor living designed for entertaining, featuring a heated in-ground saltwater pool, hot tub, expansive stamped concrete pool deck, and a Mexican tile lounge area with pergola
- Fully equipped outdoor kitchen with concrete countertops, gazebo coverage, built-in Weber BBQ, and outdoor speakers, creating the ultimate lakeside hosting environment
- Private, park-like backyard with mature trees, lush landscaping, and direct beach access through a secure gate, offering a seamless connection to the shoreline
- Expansive nano doors from the great room create true indoor-outdoor living, opening directly to the poolside lounge and capturing stunning lake and mountain views
- Bright, open-concept main living spaces with soaring ceilings, large windows, and a natural flow between kitchen, dining, and great room areas
- Spacious chef-inspired kitchen with multiple workstations, granite countertops, premium appliances and a full butler's pantry
- Luxurious primary retreat with private lakeview deck, fireplace, walk-in closet with custom built-ins, and a spa-inspired ensuite featuring a jetted soaker tub and steam shower
- Upper level designed for comfort and privacy with generously sized bedrooms, including a Jack and Jill bathroom configuration ideal for family living
- Dedicated media room complete with projector, screen, surround sound, and a fully equipped wet bar with beverage and wine fridges for an immersive entertainment experience
- Thoughtful features throughout including whole-home sound system, wrought iron railings, solid wood front entry door, and abundant storage spaces
- Secure and private front approach with gated entry, mature cedar-lined driveway, and a detached three-car garage with additional parking
- Durable and timeless exterior finishes including a slate roof, complementing the home's architectural style and long-term value

Inclusions

- Five Star gas range
- Stainless steel range hood vent
- KitchenAid dishwasher
- Jenn-Air refrigerator
- Panasonic microwave
- Danby beverage fridge
- Koolatron wine fridge
- Electrolux washing machine
- Electrolux dryer

Mechanical

- Luxaire furnace
- Luxaire A/C
- 200-amp main service panel
- 2 x 100-amp sub panels
- Rheem hot water tank
- White Rogers thermostat
- IQ panel security
- Frigidaire Gallery central vac
- Water softener
- Hayward pool filtration system

MAIN LEVEL

Kitchen

- Hardwood flooring throughout, enhancing the bright and open layout
- Spacious design with multiple workstations, ideal for both everyday living and entertaining
- Large windows capturing beautiful views of the pool, lake, and surrounding landscape
- Granite countertops throughout paired with a classic tile backsplash
- White shaker-style cabinetry with polished steel pulls, complemented by under-cabinet lighting
- Central island with granite surface, under-mount sink, and seating for four
- Additional under-mount stainless steel prep sink for added functionality
- Built-in desk/workspace seamlessly integrated into the kitchen
- Butler's pantry providing additional storage and prep space
- Premium appliance package including Five Star six-burner plus grill gas range
- Newly updated stainless steel range hood
- KitchenAid dishwasher, panelled Jenn-Air refrigerator, and Panasonic microwave
- Nook area, surrounded by large windows showcasing views of the pool deck, lake, and mountains
- Bright and inviting space, ideal for casual dining while enjoying the waterfront setting

Butlers's Pantry

- Recently updated, offering a stylish and highly functional extension of the kitchen
- Luxury vinyl flooring and white cabinetry paired with warm wood countertops, creating a clean inviting workspace
- Prep sink and dedicated built-in coffee bar area
- Large east-facing windows with wood blinds, bringing in natural light

Great Room

- Hardwood flooring throughout, anchoring the open-concept living space
- Spacious layout design, with a central gas fireplace providing warmth and a modern focal point
- Expansive nano doors create a seamless transition to the outdoor lounge and pool area
- Open to the kitchen and dining areas, enhancing flow and connectivity throughout the main level

Dining

- Dining
- Open-concept design with the great room
- Luxury vinyl flooring offering durability with a modern finish
- Surrounded by large windows capturing views of the pool, lake, and surrounding mountains
- Bright, adaptable area suitable for formal dining, workspace, or additional lounge seating

Theatre Room

- Plush carpeting, a Sony ceiling-mounted projector paired with a Cirrus projection screen for a true cinematic experience
- Large viewing screen and wall-mounted speakers
- Built-in wet bar with raised serving area, bar sink, under-cabinet lighting, and ample cabinetry for storage
- Equipped with Danby beverage fridge and Koolatron wine fridge for convenient hosting

Full Bathroom

- 3-piece bathroom features tile flooring, a fully tiled walk-in shower with built-in bench and a door to access to the pool deck

UPPER LEVEL

Three Bedroom

- Primary bedroom features luxury vinyl flooring , a spacious layout design, a gas fireplace with rock surround, large west and southwest-facing windows with lake views, walkout access to a private deck, a walk-in closet with custom built-ins, and a 5-piece ensuite
- The second bedroom features luxury vinyl flooring, large windows with lake views, a generous sized closet with built-ins, and a shared Jack and Jill 5-piece bathroom
- The third bedroom features durable laminate flooring, large windows, sliding door access to a private deck with lake views, a spacious closet with sliding doors and built-ins, and a shared Jack and Jill 5-piece bathroom

Two Full Bathrooms

- 5-piece primary ensuite features tile flooring, windows, two separate vanities with granite countertops and undermount sinks, maple cabinetry, a built-in jetted soaker tub with tile surround, and a fully tiled walk-in steam shower with glass enclosure
- 5-piece Jack and Jill bathroom features tile flooring, window, a vanity with two vessel sinks, and a tub/shower combination

Laundry

- Spacious laundry room, with durable linoleum flooring for easy maintenance
- Abundant upper and lower cabinetry, lots of counter space with shelving
- Large east-facing window bringing in natural light
- Oversized laundry sink for added convenience
- Comfort-height Electrolux front-load washer and dryer

Lower Level Flex Space

- Suitable for a games room, hobby area, or additional lounge
- Durable vinyl flooring, a cold storage room and closet space providing added storage options
- Bar area for casual entertaining

LOCATION



SCHOOLS

4 public & 3 Catholic schools serve this home. Of these, 3 have catchments. There are 4 private schools nearby.



PARKS & REC

7 playgrounds, 1 dog park and 99 other facilities are within a 20 min walk of this home.



TRANSIT

1 street transit stops within a 10 min walk. Street transit stop less than a 4 min walk away.



Beachfront Living

Private Resort Style Entertaining

This exceptional lakeshore residence captures the essence of Okanagan living, where seamless indoor-outdoor design meets a truly rare beachfront setting. From sunny poolside afternoons to evening gatherings overlooking the water, every space is designed to elevate both relaxation and entertaining. Set along one of Kelowna's most sought-after streets with direct beach access and steps to scenic trails and vibrant amenities, this home offers a lifestyle that feels both private and connected.

— Jodi Huber

Follow Jane Hoffman Realty



JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PRESENTED BY



JODI HUBER

Personal Real Estate Corporation

250-718-7802
jodi@janehoffman.com



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100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4
250-866-0088 • www.janehoffman.com