



JANE HOFFMAN
REALTY

CHARMING CHARACTER HOME - LARGE LOT - STEPS TO THE BEACH



PROUDLY MARKETING BY JANE HOFFMAN

329 Cadder Avenue
Kelowna, BC

DETAILS

Address	329 Cadder Avenue Kelowna, BC	Bedrooms	3
		Bathrooms	3, 2 Full, 1 Half
		Finished Area	3432 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.37 Acre, 88 ft. x 181 ft.	Exterior	Cedar, Wood Siding
Year Built	1913, Substantially Renovated	Roof	Asphalt/Fibreglass Shingles
Water	Municipal	Heating	Natural Gas Forced Air, Electricity
Sewer	Connected	Cooling	Central Air
Main Level	1426 sq. ft.	Fireplace	2 Gas Fireplaces
Upper Level	850 sq. ft.	Garage/Driveway	Detached Double, Workshop
Lower Level	1155 sq. ft.	Foundation	Concrete

Room Sizes - Main Level

Kitchen: 21' 6 x 12' 7

Pantry: 9' 10 x 4' 10

Nook: 11' 9 x 6' 0

Living Room: 23' 6 x 16' 9

Family Room: 16' 3 x 23' 10

2-Piece Bathroom: 5' 10 x 5' 8

Sunroom: 7' 7 x 15' 9

Room Sizes - Upper Level

Primary Bedroom: 24' 7 x 16' 6

5-Piece Ensuite: 15' 2 x 14' 8

Room Sizes - Lower Level

Rec Room: 38' 8 x 14' 1

4-Piece Bathroom: 12' 5 x 6' 11

Den: 9' 6 x 14' 4

Bedroom: 13' 2 x 8' 8

Bedroom: 13' 2 x 8' 8

Storage: 10' 11 x 3' 10

Mechanical

- High efficiency multi gas furnace (EWC)
- Humidifier – built-in
- 150 amp electrical service
- Natural gas John Wood hot water tank with timed circulator
- Exterior conventional stand alone AC unit
- Pex and copper piping

Inclusions

- Miele refrigerator in kitchen
- Miele combi/steam oven in kitchen
- Miele dishwasher in kitchen
- Sharp microwave drawer in kitchen island
- Bosch gas range
- Midea standup freezer in pantry
- Miele washer on top level
- Miele dryer on top level
- Cavavin duel beverage refrigerator in bar
- Security system
- Transport Canada Compliant professional installed Boat Buoy
- EV charger

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.



DESIRABLE ABBOTT STREET CORRIDOR HERITAGE DISTRICT

Home set on private mature award-winning landscape on a 0.37 acre lot. Extensively updated 3,432 sq. ft. 3-bedroom, 3-bath home plus a heated detached double-car garage and a heated workshop with tons of driveway parking. The well-lit driveway meanders up to the front entry area that has a beautiful pond and waterfall that can be enjoyed from the large covered porch.

The main level offers two living areas, formal dining, powder room, office space, pantry, and a well-appointed kitchen with granite countertops and high-end appliances, plus a seating nook leading out to the covered rear deck and lower entertainment patio with natural gas hookups.

A solid wood staircase leads to the upper level primary bedroom with dormer windows and balcony, walk-in closet, and a gorgeous ensuite with claw-foot tub, double sinks, and tiled shower with seating bench.

The lower level offers a spacious recreation/entertainment room, two more bedrooms, full bathroom, wine room/wet bar, and a flex space. Also includes your own private buoy for your boat.

This home has been renovated to the studs and done right, meticulously cared for, and is turn-key ready – don't miss out!

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





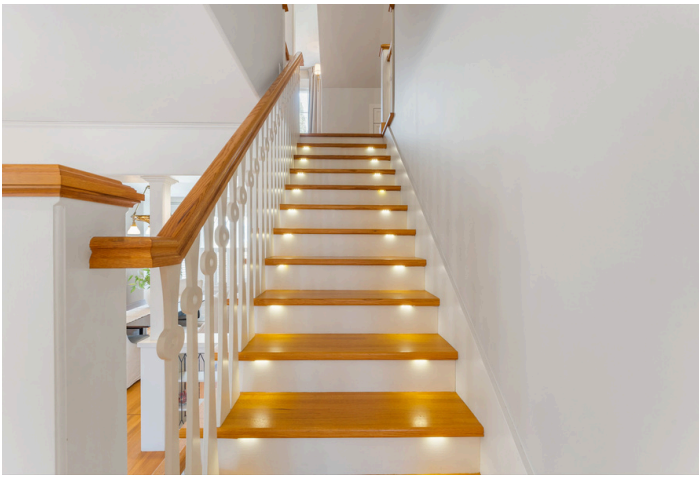














EXCEPTIONAL FEATURES

- Kelowna South location, steps to the beach with private buoy for your boat
- 0.37-acre level site, mature landscaping, landscaping awarded Best Large Heritage Garden
- Fully irrigated grounds
- New custom made automatic gate, 2 concrete walls at entrance to driveway, abundance of parking throughout the property
- Charming curb appeal with meandering driveway and water feature at entry
- Potential for RU1 C zoning to accommodate future carriage house if desired
- In-floor heating for entire basement, as well as kitchen and bathrooms
- Fenced yard with garden plots
- Entertainers stamped patio with natural gas for BBQ & a fire pit with permit
- The home is set back on the property creating a very quiet, park-like oasis while still being in an urban setting
- Abundance of storage rooms throughout the home including under the exterior for lawnmowers and bikes
- House is equipped with automated Connect 4 system which can operate the home security cameras and sound system
- Original hardwood floors throughout, many original doors, restored sash windows
- All casings in solid wood, full height windows throughout this home
- Extensively updated from 2009-2011, 2022 and 2025
- Meticulously cared for and move-in ready
- Lutron caseta light system

Exterior

- Gated front driveway, gated back yard with wrought iron fencing to accommodate pets
- Plumbing for natural gas firepit available on lower patio, additional gas outlet for BBQ
- Raised Allan Block garden plots with irrigation

Detached Heated Over Sized Double Garage

- Garage can be converted to a 4-car garage, EV charger
- Two electric powered overhead doors with windows
- Tandem on one side perfect for workbench, ATV storage, or boat trailer
- Heated, perfect for winter projects
- Freshly painted garage interior
- Separate workshop/storage/gym space at rear, heated by electric Honeywell mini unit

Previous Updates

- New roof, Hot water tank, AC, Furnace (2009-2011)
- New sewer line leading to the home (2009-2011)
- Exterior walls taken back to the studs; insulated and new drywall (spray foam insulation) (2009-2011)
- New electrical wiring (2009-2011)

Recent Updates

- Pot lights installed in kitchen, hall, family room, and master bath
- New high end porcelain LED chandelier valued at over \$5000
- New lighting fixtures throughout the home with LED bulbs for added efficiency
- New exterior lighting, professionally updated landscaping
- New kitchen appliances

Recent Updates Cont'd

- Recently Installed Gas Shut Off behind stove
- New hot water circulation pump with memory
- Privacy fencing and new ornamental fencing with side gate
- Professionally painted exterior and interior of home including garage interior
- New Hunter Douglas Shutters installed throughout interior
- Sunroom/Yoga room updated
- Master bedroom window treatments
- Master bedroom window screens including Phantom Screens on balcony doorway
- Master bath tiling
- Master bath mirrors upgraded to high end illumination with new black walnut double vanity

Entry

- Grand staircase and covered porch leads to charming entryway
- Original front door with spinning doorbell for added interest/character
- Antique light fixture hangs above coat/shoe area
- Wood door with decorative clear stained glass leads to main living space
- New custom bench seating with french cushion

Formal Living Room

- Engraved fireplace mantle with mirror above, marble base below
- Upgraded natural gas pewter insert from Europe
- Abundance of windows overlooking the beautiful yard and grounds
- Oak staircase with rounded edges with LED lighting leading upstairs & landing to rear of home

Dining Room

- Ceiling mouldings add character to the 1900's chandelier sourced from an old Victoria hotel
- Display casements with clear stained glass and pillars define the space
- New Hunter Douglas louvered shutters for privacy

Kitchen

- Large center island with oak finish and glass display cabinets; painted perimeter cabinetry with glass upper display units
- Granite countertops throughout plus backsplash, Sonoma tile handcrafted and raku fired in Colorado
- Farmhouse kitchen sink sourced from Pennsylvania , breadbox with rolling door adds character
- Easy glide drawer hardware, soft close cupboards and drawers
- New Miele appliances

Eating Nook

- Spacious kitchen eating nook with tile floor throughout
- French cushions, handmade in Kelowna, banquette seating
- White designer ceramic chandelier hangs above; corner windows cast natural light
- Direct access to covered porch for barbeque and entertaining

Pantry

- Midea freestanding freezer
- Lower cabinetry with sink; subway tile backsplash, built-in upper shelving to ceiling for added storage
- Frosted glass door with transom window that vents

Main Level Powder Room

- Pedestal sink with white/chrome faucet
- Subway tile to halfway point with decorative paper above
- Frosted glass window for privacy overlooking rear yard

Main Level Reading Room

- Large windows overlooking rear garden space
- Flexible, open area could double as office or media room

Sun Room

- Double door entry, wood frame with glass partitions lead to this space currently used as a yoga space with antique hardware
- Corner windows for an abundance of natural light
- Feature wall in white shake adds character

Laundry Area

- Furnace access found behind faux shelving
- Miele washer and dryer

Primary Bedroom

- French doors with antique hardware and phantom screen lead to covered deck facing northern mature landscaping
- Dormers with sconce lighting for ambiance
- Multiple storage rooms are accessed by swinging door faux shelving
- Transom window above headboard with frosted glass feature in branch pattern
- Walk-in closet with directional pot lights

Ensuite Bathroom

- Heated grey stone flooring, new Rubinet faucets made in Canada
- Clawfoot tub with chrome fixtures and hand wand shower
- Dormer window overlooks back yard greenery
- Walk-in tiled shower with seating bench, pot lights, sliding chrome hand wand shower head plus separate individual nozzle shower head
- Mosaic tile feature and decorative memorial artwork
- Dual undermount sinks with marble counter, Sonoma tile backsplash handcrafted in Colorado
- Black walnut custom vanity by "The Wood Butcher"
- Artika lighted vanity mirrors
- Privacy water closet with custom door

Lower Level Recreation Room & Seating Nook

- Stone flooring throughout lower level living spaces, all floors are heated on this level
- Hand made built-in wooden shelving unit separates recreation area from bonus room with gas fireplace and dark grey mantelpiece
- Could be made to a 4th bedroom

Lower Level Wine Room/Wet Bar

- Wall mounted TV entertainment (included)
- Vented room to accommodate cigars if desired
- Cavavin double beverage refrigerator
- Granite countertop with unique bronze sink
- Custom shelving for wall displays of glasses and liquor

Lower Level Full Bathroom

- Tile flooring throughout
- Tub/shower combination with composite base and marble tile surround
- Black walnut custom vanity by "The Wood Butcher"

Lower Level Back Corner Bedroom

- Windows on two walls for abundance of light and view to garden space
- Large closet with sliding solid wood doors
- Decorative white wallpaper with flower pattern

Lower Level Bedroom 2

- Closet with swinging solid wood door
- Opening window faces east

Flex Space

- Quaint south facing room with abundance of windows
- Offers corridor for yoga or home gym equipment
- Cold storage

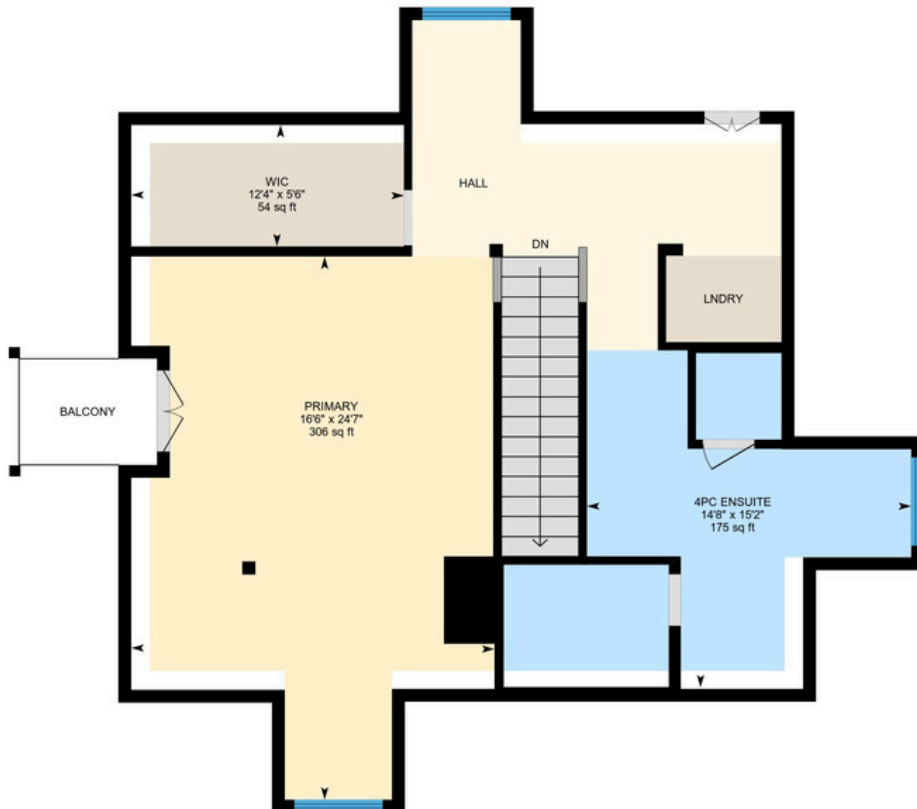


329 Cadder Ave, Kelowna, BC

Main Floor Exterior Area 1426.47 sq ft
Interior Area 1328.87 sq ft
Excluded Area 125.38 sq ft



Upper Level Exterior Area 850.24 sq ft
Interior Area 764.32 sq ft
Excluded Area 60.15 sq ft



PREPARED: 2026/03/21

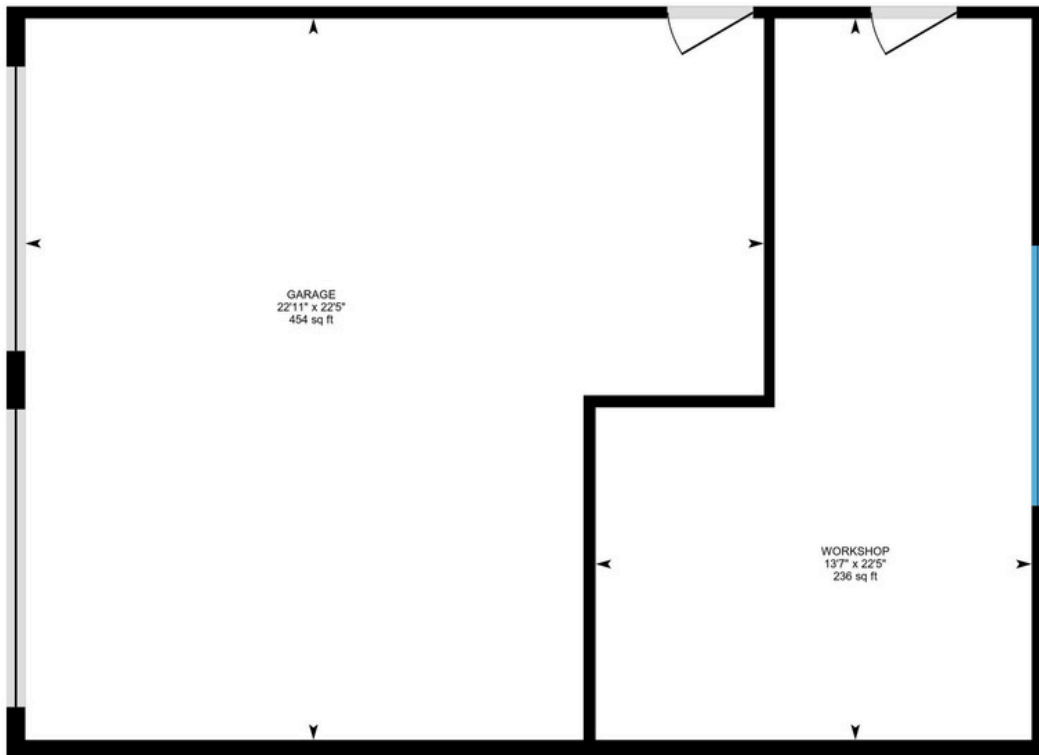


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Lower Level (Below Grade) Exterior Area 1155.18 sq ft
Interior Area 1071.33 sq ft
Excluded Area 79.74 sq ft



Garage Excluded Area 700.61 sq ft



PREPARED: 2026/03/21





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LEADERSHIP WITH EXPERIENCE

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