



2090 CHILCOTIN CRESCENT, KELOWNA

Presented by

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REALTY



2090 CHILCOTIN CRESCENT, KELOWNA

Steps from Dilworth Mountain Park, this rancher-style walkout sits on 0.27 acres of natural landscape. The main level offers open-concept living with vaulted ceilings, hardwood floors, and an updated kitchen featuring white Calacatta quartz countertops, a Dynasty gas cooktop, and a spacious island. Double doors lead to a large paver stone patio perfect for summer entertaining.

The primary suite includes a private deck, walk-in closet with built-ins, and a three-piece ensuite with heated tile floors and a tiled walk-in shower. Two additional bedrooms and an updated four-piece bath complete this level.

The lower level offers a state-of-the-art media room with projector screen, surround sound, and a wet bar. The rec room offers room for a games table, lounging, or guest accommodations, a fully updated three-piece bath with walk-in shower and built-in bench adds spa-like comfort. Two large storage rooms, and walkout access to the covered lower patio connects you to the natural beauty of the property.

All bathrooms renovated, laundry cabinetry and kitchen quartz countertops updated, new plantation shutters throughout. New roof, new landscaping, all new pavers around house and decking, extensive garden lighting, new high-end fencing, automatic dusk til dawn lighting, new Heat Pump, Air Conditioner, new Aprilaire humidifier. Three-car heated garage with epoxy floors and NuLine garage cabinets (included). Neighbours only on one side for added privacy.

DETAILS

Address	2090 Chilcotin Crescent, Kelowna, BC, V1V 2P2	Bedrooms	3
City	Kelowna	Bathrooms	4
		Finished Area	3,029 Sq. Ft.

SPECIFICATIONS

Lot Size	0.27 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT 24, PLAN KAP69768, SECTION 28, TOWNSHIP 26, OSOYOOS DIV OF YALE LAND DISTRICT
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Central Business District, Easy Access, Landscaped, Near Park, Paved, Private, Near Public Transit, Near Ski Area, Wooded		

BUILDING FEATURES

Finished Area	3,029 Sq. Ft.	Parking	3 Garage Spaces Attached, Garage
Year Built	2002	Construction	Stucco, Wood Frame
Storeys	2	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Private Yard
Heating	Forced Air	Basement	Finished, Walkout, Separate Entry
Interior Features	Kitchen Island, High Ceilings, Pantry, Wet Bar, Vaulted Ceilings		

ROOM SIZES

Main Level

4-Piece Bathroom: 7'6" x 8'0"
Bedroom: 12'3" x 10'0"
3-Piece Ensuite Bath: 7'11" x 6'7"
Primary Bedroom: 16'10" x 13'4"
2-Piece Bathroom: 6'2" x 3'0"
Laundry: 6'2" x 10'6"
Kitchen: 17'11" x 14'1"
Living Room: 21'9" x 16'4"
Bedroom: 12'2" x 13'2"
Foyer: 10'0" x 7'0"

Lower Level

Storage Room: 15'11" x 13'3"
Utility Room: 15'10" x 13'3"
3-Piece Bathroom: 8'3" x 8'5"
Media Room: 15'9" x 18'8"
Recreation: 32'5" x 30'11"













2090 Chilcotin Crescent, Kelowna, BC

Main Floor Exterior Area 1650.22 sq ft
 Interior Area 1553.62 sq ft
 Excluded Area 695.88 sq ft



PREPARED: 2026/01/23

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.

2090 Chilcotin Crescent, Kelowna, BC

Lower Level (Below Grade) Exterior Area 1379.15 sq ft
 Interior Area 1282.95 sq ft
 Excluded Area 159.18 sq ft



PREPARED: 2026/01/23

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EXCEPTIONAL FEATURES

- A thoughtfully designed rancher with walk-out lower level offering approximately 3,029 sq. ft. of living space across two levels, set on a 0.27-acre lot backing onto a natural rock hillside
- A functional, flexible layout with three bedrooms and four bathrooms, ideal for both everyday living and hosting guests
- Open-concept main level featuring vaulted ceilings, hardwood flooring, and an abundance of natural light throughout the main living areas
- Recently updated kitchen highlighted by Calacatta quartz countertops, a central island with seating and a premium appliance package
- Spacious living room anchored by large windows overlooking the backyard and natural rock landscape, creating a seamless connection to the outdoors
- Primary suite positioned for privacy, complete with vaulted ceilings, walk-in closet with built-ins, spa-inspired ensuite, and direct access to a private deck finished with Duradek surface and glass railings
- All bathrooms recently renovated with a cohesive, spa-inspired aesthetic featuring floating vanities, quartz countertops, matte black fixtures, fully tiled showers and pleasing lighting fixtures
- Lower level designed for relaxation and entertainment, offering high ceilings, an expansive recreation room, dedicated theatre room with projector and surround sound, built-in bar, and walk-out access to the backyard
- Exceptional storage throughout the lower level, including two large storage rooms ideal for seasonal items and optimal organization
- Private outdoor living spaces on both levels, including a main-level patio with gas hookup and a covered lower patio providing sheltered access to the backyard
- Backyard framed by dramatic natural boulders, rock gardens, and mature landscaping, fully fenced for privacy with minimal maintenance required
- Front yard thoughtfully landscaped with rock gardens, shrubs, outdoor lighting, and a covered entryway that enhances curb appeal
- Triple car heated garage featuring new epoxy floor finish, Nuline cabinetry, ample lighting, and convenient access to backyard
- Extensive updates including a new roof in 2025, newly installed patio doors, updated concrete pavers, new fencing, and refreshed hardscaping throughout the property
- Plantation-style shutters installed throughout the home, adding both privacy and architectural appeal
- A well-maintained, move-in-ready home that balances comfort, thoughtful upgrades, and a strong connection to its natural surroundings
- Located in a quiet, established neighbourhood with convenient access to shopping, schools, recreation, and just steps from Dilworth Mountain Park, offering access to hiking and outdoor activities

Inclusions

- Maytag electric built-in oven
- Dynasty gas cooktop
- Rangaire hood fan
- Maytag dishwasher
- Samsung French door refrigerator
- Kenmore front-load washer
- Kenmore front load dryer

Mechanical

- York gas furnace
- Air Conditioner
- AO Smith hot water tank
- Honeywell Home Pro Series thermostats
- AprilAire humidifier
- 125-amp service panel

MAIN LEVEL

Living

- Hardwood floors, large window overlooking the backyard and natural rock hillside
- Vaulted ceiling with ceiling fan providing an airy, open feel
- Open concept flow to the kitchen

Kitchen/Dining

- Hardwood floors flow into the kitchen and dining room
- Vaulted ceiling gives the room an open, spacious ambience
- Combination flat-front and shaker-style cabinetry and updated Calacatta quartz countertops
- Large undermount farmhouse sink with Kohler professional-style pull-down faucet
- Central island with storage and seating for three
- Double door access to the outdoor patio for easy indoor-outdoor flow
- Pantry with built-in shelving
- Recently updated, premium stainless steel appliance package
- Dining area is adjacent to the kitchen with alcove for dining hutch, perfect for everyday living & entertaining

Laundry

- Modern large-format tile flooring with subtle grey marble veining
- Built-in upper and lower cabinetry with custom-height design for comfortable work surfaces
- Quartz countertop with undermount Blanco laundry sink with Riobel pull-down sprayer faucet
- Conveniently located off the kitchen for everyday convenience

Three Bedrooms

- The primary bedroom features hardwood floors, vaulted ceiling, a large window overlooking the backyard, a private outdoor patio, a walk-in closet with custom built-ins, and a 3-piece ensuite
- The second bedroom features hardwood floors, a vaulted ceiling, a large window equipped with wood blinds, a double-door closet with built-in storage
- The third bedroom currently used as a den/office features hardwood floors, a large window and a double door closet

Three Bathrooms

- 3-piece ensuite features, heated tile flooring, window with privacy glass, fully tiled walls, a large floating vanity with under-cabinet lighting, a quartz countertop, an undermount Kohler sink with a Riobel matte black faucet, a fully tiled walk-in shower with matte black fixtures, seating bench and a frameless sliding glass door
- 4-piece bathroom features tile flooring, a floating vanity with under-cabinet lighting, a quartz countertop, an undermount Kohler sink with a Riobel matte black faucet, a large wall-mounted mirror, a skylight, and a fully tiled tub/shower combination with matte black fixtures and a frameless sliding glass door
- A 2-piece powder room features tile floors, a pedestal sink, and a window with privacy glass

LOWER LEVEL

Recreation Room

- Generously sized space with carpeting offering multiple lounging zones with flexibility for games, media, or additional guest accommodations
- High ceilings and windows overlooking the backyard, creating a comfortable lower-level retreat
- Sliding glass door access to the outdoor patio, seamlessly extending the recreation and entertaining space

Theatre Room

- Carpet flooring for comfort and sound absorption
- Full-size projector screen creating a true cinema experience
- Sony Cineza VPL-HS60 home theatre projector
- Surround sound with wall-mounted Dahlquist speakers
- Built-in bar area ideal for entertaining and movie nights

Full Bathroom

- 3-piece bathroom features tile flooring, a floating vanity with under-cabinet lighting, a quartz countertop, an undermount Kohler sink with matte black faucet, a fully tiled walk-in shower with built-in bench and frameless sliding glass door with matte black hardware and built-in shelving for linen storage

LOCATION



SCHOOLS

4 public & 3 Catholic schools serve this home. Of these, 3 have catchments. There are 5 private schools nearby.



PARKS & REC

11 playgrounds, 2 dog parks and 65 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 3 min walk away.



Extensively Renovated Property
Private Location With 3-car Garage

This recently renovated home offers sought after one level living, with extensive landscaping and privacy with only one neighbour siding on to Dilworth Park. Move in ready, this is the perfect Okanagan location to call home.

— Jane Hoffman

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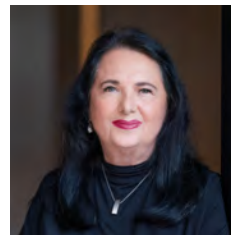


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