



859 FRANCIS AVENUE, KELOWNA

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN

REALTY



859 FRANCIS AVENUE, KELOWNA

Set on a quiet street near Cameron Park and just a short walk to area beaches, this well-maintained duplex offers comfortable, low-maintenance living, no strata fees. Main level welcomes you, tiled foyer and coat closet, leading into a bright open-concept living and dining area featuring hardwood flooring.

Kitchen is thoughtfully designed with peninsula seating, white shaker cabinetry, a pantry closet, Frigidaire stainless steel appliances. The primary bedroom overlooks the fully fenced backyard and includes a double closet and a 3-piece ensuite with a tiled walk-in shower. A second bedroom and a 4-piece bathroom with a granite-topped vanity complete the main floor.

Downstairs offers excellent flexibility with a spacious recreation room and direct access to the backyard, a third bedroom, and a 3-piece bathroom ideal for guests, teens, or a home office. A convenient laundry closet with Whirlpool washer and dryer is also located on this level.

Additional features include forced-air heating with a high-efficiency furnace, newer air conditioning and hot water tank, 100-amp electrical service and generous crawl space storage.

Outside, enjoy a fully fenced backyard with raised garden beds, a covered patio, and plenty of space to relax or entertain. Complete with a single attached garage and additional driveway parking, this property is located in a highly sought-after neighbourhood close to parks, beaches, and everyday amenities.

DETAILS

Address	859 Francis Avenue, Kelowna, BC, V1Y 5G6	Bedrooms	3
City	Kelowna	Bathrooms	3
		Finished Area	1,547 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	R2
Sewer	Connected	Legal Description	STRATA LOT 1 DISTRICT LOT 136 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K662 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Features	Central Business District, Landscaped, Near Park, Near Public Transit, Level	Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	1,547 Sq. Ft.	Parking	1 Garage Space Attached, Garage, On Site Strata Parking Type: LCP - Limited Common Property
Year Built	1988	Construction	Stucco, Wood Frame, Vinyl Siding
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air	Exterior Features	Garden
		Basement	Partial, Finished, Walkout

ROOM SIZES

Main Level

Dining Room: 13'10" x 8'7"
Kitchen: 15'6" x 11'6"
Living Room: 14'10" x 14'8"

Lower Level

Bedroom: 10'4" x 8'7"
Utility Room: 7'9" x 6'2"
3-Piece Bathroom: 5'11" x 8'7"
Recreation: 11'8" x 15'6"

Second Level

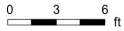
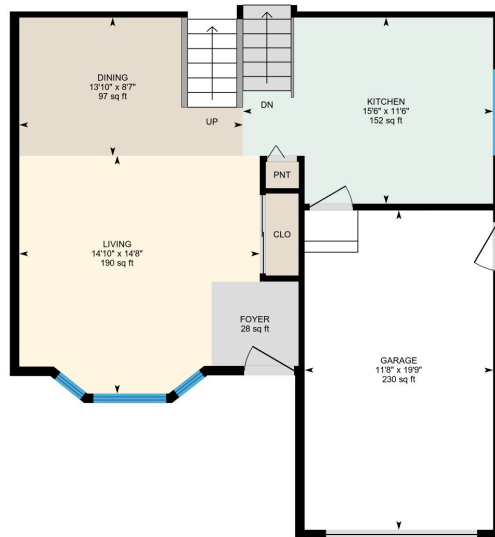
4-Piece Bathroom: 7'10" x 6'2"
Primary Bedroom: 11'10" x 15'5"
3-Piece Bathroom: 7'9" x 4'9"
Bedroom: 9'0" x 14'6"





859 Francis Ave, Kelowna, BC

Main Floor Exterior Area 549.50 sq ft
Interior Area 509.83 sq ft
Excluded Area 254.67 sq ft



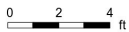
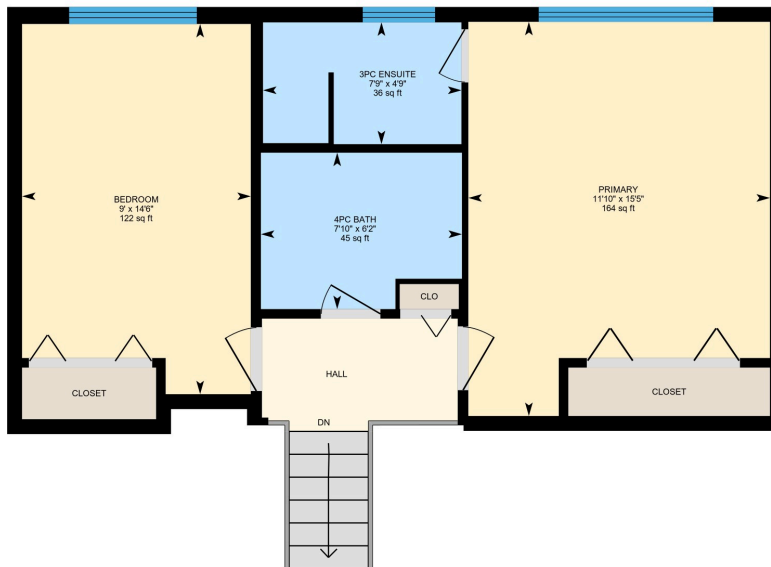
PREPARED: 2026/03/20



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.

859 Francis Ave, Kelowna, BC

Upper Level Exterior Area 527.69 sq ft
Interior Area 468.11 sq ft



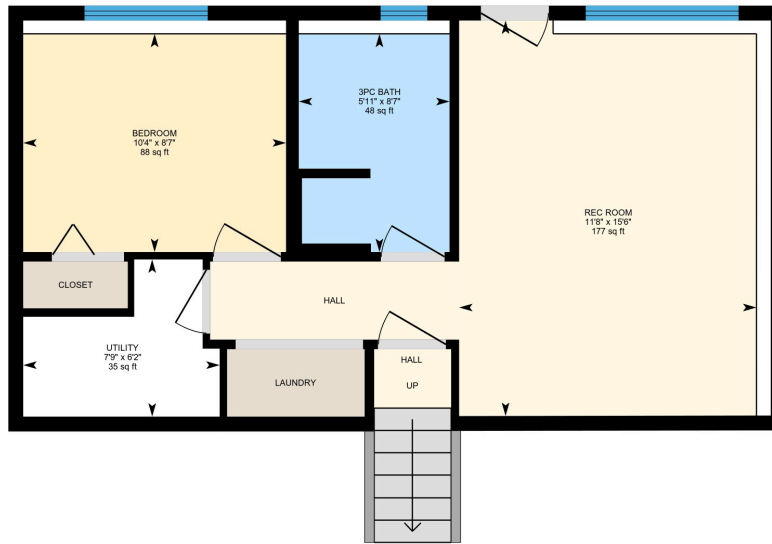
PREPARED: 2026/03/20



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859 Francis Ave, Kelowna, BC

Lower Level (Below Grade) Exterior Area 469.54 sq ft
Interior Area 413.31 sq ft
Excluded Area 35.40 sq ft



PREPARED: 2026/03/20



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.



EXCEPTIONAL FEATURES

- Located in a convenient family-friendly neighbourhood, this well-maintained duplex offers a comfortable and functional layout ideal for first-time buyers, downsizers, or investors seeking good indoor and outdoor space
- The main living areas feature updated hardwood flooring, open-concept gathering spaces, and large windows that create a bright and welcoming atmosphere throughout the home
- The kitchen offers a practical layout with peninsula seating, white shaker-style cabinetry, pantry storage, and open connection to both the dining and living areas, making it well-suited for everyday living and entertaining
- Outdoor living includes a fully fenced backyard with grass areas, shrubs, raised garden beds, and a covered patio area ideal for relaxing, outdoor dining, or family use throughout the warmer months
- Additional highlights include a single-car garage, large crawl space providing excellent storage, lower-level recreation space with direct backyard access, and a flexible layout offering three bedrooms and three bathrooms
- Conveniently located near schools, shopping, parks, and everyday amenities, this property presents a great opportunity to enter the market in an established neighbourhood setting

Inclusions

- Frigidaire electric range
- Frigidaire over-the-range microwave
- Frigidaire refrigerator
- Frigidaire dishwasher
- Whirlpool top-load washer
- Whirlpool dryer

Mechanical

- Forced air heating
- AirEase furnace
- 100-amp electrical service
- John Wood hot water tank
- Honeywell thermostat
- Rainbird irrigation system

MAIN LEVEL

Entry/Foyer

- Tile flooring, closet for guest storage

Living

- Well maintained hardwood flooring
- Open-concept connection to dining room
- Bay window overlooking front yard
- Comfortable layout suitable for everyday living and entertaining

Kitchen

- Tile flooring
- Peninsula island with seating for two
- Window above sink, white shaker-style cabinetry
- Pantry closet for additional storage
- Frigidaire appliance package

Dining

- Hardwood flooring
- Open connection to kitchen and living room areas
- Functional layout suitable for family dining and gatherings

Upper Level - Two Bedrooms

- The first bedroom features carpet flooring, south-facing window overlooking the backyard, double-door closet, and a 3-piece ensuite
- The second bedroom features carpet flooring, south-facing window overlooking the backyard, and double-door closet

Upper Level - Two Full Bathrooms

- 3-piece ensuite features tile flooring, vanity with porcelain sink and tile backsplash, a walk-in shower with tile surround, and privacy window
- 4-piece bathroom features tile flooring, vanity with granite countertop and under-mount sink, vanity mirror storage, and tub/shower combination with tile surround

Lower Level - Recreation Room

- Laminate flooring, window
- Door access to backyard space
- Flexible layout suitable for recreation, games, or additional living space

Lower Level - Bedroom and Full Bathroom

- The bedroom features carpet flooring, illuminating window, and single-door closet
- 3-piece bathroom features tile flooring, a vanity with porcelain sink, tile backsplash, a walk-in shower with tile surround, and privacy window

Lower Level - Laundry Closet

- Whirlpool top-load washer
- Whirlpool dryer

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, 3 pools and 90 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 2 min walk away.



Set On A Quiet Street
Near Carmeron Park

Just a shore walk to area beaches and everyday amenities.
Fully fenced back yard with garden space.

— Jodi Huber

Follow Jane Hoffman Realty



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