



902-1232 ELLIS STREET, KELOWNA

Presented by

Tyler Bouck

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



902-1232 ELLIS STREET, KELOWNA

Perched on the 9th floor of Ellis Parc, this 2-bedroom plus den residence offers some of the best views downtown Kelowna has to offer, Okanagan Lake, the city skyline, the surrounding mountains, and the bridge all framing your west-facing covered balcony.

Inside, 9' ceilings and floor-to-ceiling windows fill every room with light and sky.

The open-concept kitchen, dining, and living area flows seamlessly to the balcony, with luxury vinyl plank flooring throughout, polished white cabinetry with soft-close hardware, engineered stone countertops, and a full KitchenAid appliance package.

Both bedrooms are generously sized with their own 4-piece ensembles, custom Storex built-in closets, and floor-to-ceiling windows with those same standout views.

The den adds flexibility for a home office, storage, or pantry.

Exceptional location steps to the waterfront, with Kelowna's best restaurants, boutiques, and shops all within easy walking distance. Well-maintained and move-in ready, this is true lock-and-go living right in the heart of it all. One parking stall and storage unit.

DETAILS

Address	902-1232 Ellis Street, Kelowna, BC, V1Y 1Z4	Bedrooms	2
City	Kelowna	Bathrooms	3
		Finished Area	1,042 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	CD5
Sewer	Connected	Legal Description	STRATA LOT 48 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS4413 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
View	Lake, Mountains, Bridges, City, Water	Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	1,042 Sq. Ft.	Parking	1 Garage Space Parkade Strata Parking Type:CP - Assigned by Strata/Assoc
Year Built	2020	Construction	Brick, Steel Frame
Storeys	1	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony
Heating	Forced Air		
Interior Features	High Ceilings, Den		

ROOM SIZES

Main Level

Living Room: 13'11" x 17'4"
2-Piece Bathroom: 8'6" x 5'1"
4-Piece Ensuite Bath: 4'11" x 8'3"
4-Piece Ensuite Bath: 7'11" x 9'11"
Bedroom: 10'0" x 11'7"
Dining Room: 13'11" x 5'7"
Kitchen: 13'10" x 10'11"
Den: 10'9" x 6'7"
Primary Bedroom: 10'9" x 16'9"















902-1232 Ellis St, Kelowna, BC

Main Floor Exterior Area 1132.63 sq ft
Interior Area 1042.23 sq ft



PREPARED 2026/03/21



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.

EXCEPTIONAL FEATURES

- A well-appointed high-rise residence offering a bright and spacious layout, enhanced by expansive windows and an open-concept design that maximizes natural light and captures panoramic lake, city, and mountain views
- The main living area is thoughtfully designed with seamless flow between the kitchen, dining, and living spaces, creating an ideal environment for both everyday living and entertaining
- Finishing details include wide-plank vinyl flooring, contemporary flat-panel cabinetry, quartz countertops, and a neutral colour palette, resulting in a clean and modern aesthetic throughout
- The kitchen is designed for both function and style, featuring a large central island with seating, stainless steel appliances, and ample cabinetry for storage
- Floor-to-ceiling windows and sliding glass doors extend the living space to a generous covered balcony, offering glass railings, multiple seating areas, and unobstructed views of Okanagan Lake, the city skyline, and surrounding mountains
- Both bedrooms are positioned to take full advantage of the views, each offering large panoramic view windows along with well-appointed ensuite that enhance comfort and privacy
- Additional features include in-suite laundry, secure building access and amenities including a fitness facility and common areas
- Situated in a highly walkable downtown Kelowna location, this residence offers immediate access to the waterfront, restaurants, shopping, and entertainment, providing a vibrant urban lifestyle

Inclusions

- KitchenAid refrigerator
- KitchenAid electric stove
- KitchenAid dishwasher
- KitchenAid microwave
- Electrolux Washer
- Electrolux Dryer

Mechanical

- Forced air heating
- Central air conditioning
- 100-amp service panel

MAIN LEVEL

Kitchen

- Wide-plank flooring continues throughout
- Contemporary flat-panel cabinetry with ample storage
- Quartz countertops throughout
- Large central island with seating and under-mount sink
- Stainless steel appliance package including refrigerator, stove, dishwasher, and built-in microwave
- Open-concept design with direct connection to dining and living areas

Dining

- Open-concept dining area positioned adjacent to the kitchen
- Large windows providing natural light and city and lake view

Living

- Spacious living room with wide-plank vinyl flooring
- Floor-to-ceiling windows capturing panoramic lake, city, and mountain views
- Sliding glass doors providing direct access to the covered balcony
- Clean, modern finishes throughout

Balcony/Outdoor Living

- Covered balcony with durable surface
- Glass railings maximizing unobstructed views
- Multiple seating areas for lounging and dining
- West-facing exposure capturing lake, city, and mountain views

Two Bedrooms

- The first bedroom features carpet flooring, large windows with lake and city views, two closets with built-ins, and a 4-piece ensuite
- The second bedroom features carpet flooring, large windows with lake and city views, a double sliding door closet with built-ins, and a 4-piece ensuite

Den

- Flexible use for home office or pantry storage

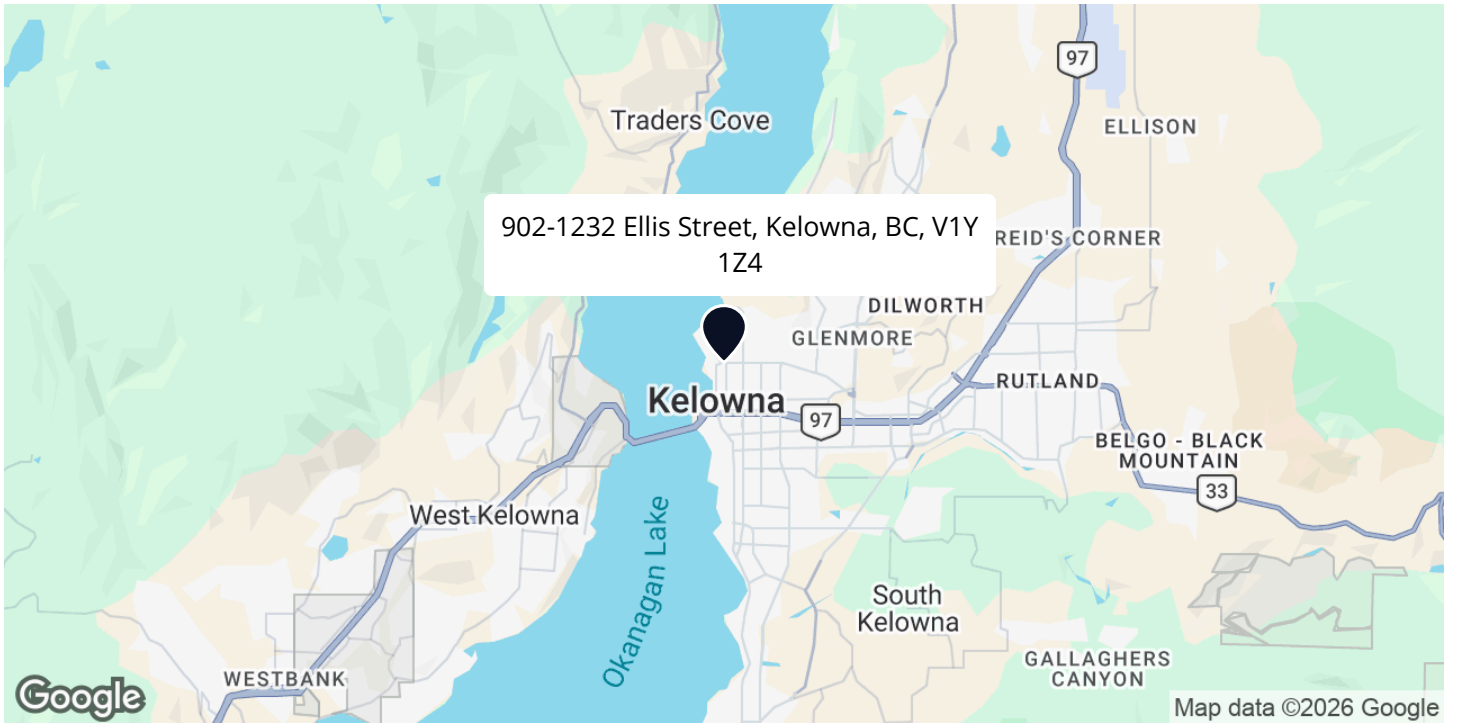
Three Bathrooms

- 4-piece ensuite features tile flooring, a large vanity with quartz countertop and under-mount sink, a large wall mounted vanity mirror, a tub/shower combo with tile surround
- 4-piece ensuite features tile flooring, a vanity with quartz countertop and under-mount sink, a tub/shower combo with tile surround
- 2-piece bathroom features, tile flooring, a vanity with quartz countertop and an under-mount sink

Laundry

- Convenient in-suite laundry closet
- Stacking washer and dryer

LOCATION



SCHOOLS

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



PARKS & REC

4 playgrounds, 3 dog parks and 66 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 1 min walk away.



Perched on the 9th Floor
Of Ellis Parc

This meticulously cared for 2 bedroom condo with a den and beautiful, ever changing lake views is located in the heart of downtown close to beaches, restaurants, shopping, and entertainment.

— Tyler Bouck

Follow Jane Hoffman Realty

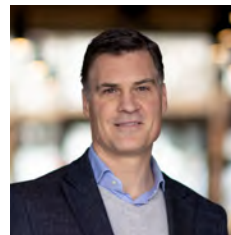


JANE HOFFMAN
REALTY

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

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PRESENTED BY



TYLER BOUCK

Personal Real Estate Corporation

250-317-4558
tyler@janehoffman.com



JANE HOFFMAN
REALTY

The Benchmark for *Excellence*



JANE HOFFMAN REALTY

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