



**1-2368 ABBOTT STREET, KELOWNA**

**Presented by**

Jane Hoffman

Personal Real Estate Corporation



**JANE HOFFMAN**

REALTY



## 1-2368 ABBOTT STREET, KELOWNA

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Extensively updated & beautifully reimagined, this single-level 3 bedroom, 3-bath home in Le Chateau, a gated lakeside community on Kelowna's coveted Abbott Street, has abundant natural light, & multiple outdoor living spaces. The landscaped backyard feels exceptionally peaceful and private, surrounded by mature foliage & set on waterscape.

Inside, a welcoming foyer opens to a bright living & dining area with hardwood floors, linear gas fireplace, custom built-ins, & large windows. The sunroom extends the living space with sliding doors to the backyard for easy indoor-outdoor flow.

The custom kitchen combines style & function with ceiling-height cabinetry, a large island with seating, quartz countertops, beach-blue tile backsplash, & direct access to the south-facing courtyard, ideal for dining and entertaining.

The spacious primary suite has west-facing windows over the water feature, a generous walk-in closet with custom built-ins, and a refined 4-piece ensuite with fully tiled walk-in shower. Two additional bedrooms offer excellent flexibility for guests or a home office, including one with a custom wall bed and its own 3-piece ensuite, and one with pocket door to the main bathroom.

Thoughtful, high-quality upgrades elevate comfort and peace of mind, including a recent interior redesign, refinished oak hardwood, new doors and storage solutions, updated plumbing and electrical, modernized mechanical systems, and a well-designed laundry/mudroom connecting to the 2-car garage. Residents enjoy access to the lakeside pool and hot tub.

## DETAILS

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<b>Address</b>	1-2368 Abbott Street, Kelowna, BC, V1Y 9G7	<b>Bedrooms</b>	3
<b>City</b>	Kelowna	<b>Bathrooms</b>	3
		<b>Finished Area</b>	2,317 Sq. Ft.

## SPECIFICATIONS

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<b>Lot Size</b>	0.16 Acres	<b>Zoning</b>	RU1
<b>Water</b>	Municipal	<b>Legal Description</b>	STRATA LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K721 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Sewer</b>	Connected	<b>Ownership</b>	Freehold, Bare Land Strata
<b>Features</b>	Central Business District, Easy Access, Landscaped, Near Park, Paved, Near Public Transit, Sprinklers in Ground, Level		
<b>Waterfront</b>	Lake Privileges		

## BUILDING FEATURES

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<b>Finished Area</b>	2,317 Sq. Ft.	<b>Fireplace</b>	1 Fireplace (Gas)
<b>Year Built</b>	1989	<b>Parking</b>	2 Garage Spaces Attached, Garage, On Site Strata Parking Type:Part of Strata/Assoc Lot
<b>Storeys</b>	1	<b>Construction</b>	Stucco, Wood Frame
<b>A/C</b>	Central Air	<b>Foundation</b>	Concrete Perimeter
<b>Heating</b>	Forced Air, Natural Gas	<b>Exterior Features</b>	Private Yard, Garden, Sprinkler System
<b>Interior Features</b>	Kitchen Island, Double Vanity, High Ceilings, Central Vacuum, Air Filtration		

## ROOM SIZES

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### Main Level

Dining Room: 15'9" x 15'6"  
Utility Room: 6'5" x 7'6"  
Primary Bedroom: 17'9" x 19'4"  
Bedroom: 15'5" x 14'1"  
Living Room: 23'1" x 22'11"  
Laundry: 5'9" x 7'1"  
Kitchen: 15'9" x 10'1"  
Foyer: 9'10" x 7'4"  
Sunroom: 15'9" x 15'6"  
Bedroom: 11'0" x 13'8"  
4-Piece Ensuite Bath: 7'8" x 8'4"  
3-Piece Bathroom: 7'5" x 8'5"  
3-Piece Bathroom: 10'11" x 5'11"









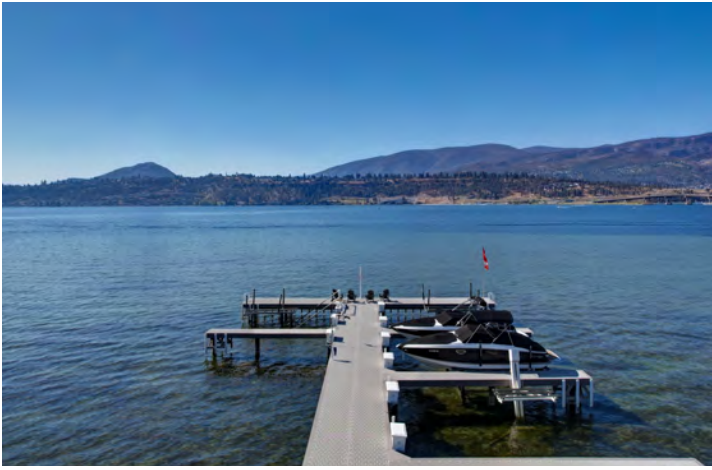














## EXCEPTIONAL FEATURES

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- Completely renovated in 2021/2022, blending contemporary design with warm organic materials and highly functional living spaces
- Located within the gated Le Chateau community offering access to the lakeside pool, hot tub, and beach amenities
- Bright and inviting 3-bedroom, 3-bathroom residence with approximately 2,317 sq. ft. of beautifully updated living space on a private 0.16-acre lot
- Refinished ¾-inch oak hardwood flooring throughout with UV protective finish, modernized squared-off architectural lines, updated interior doors, new baseboards, new lighting and designer detailing by M3 Creative (Don McLeod)
- Comprehensive infrastructure updates include replacement of all Poly-B plumbing, updated electrical systems, and enhanced in-wall insulation between rooms for improved comfort and sound separation
- Clever built-in storage solutions throughout the home including custom closet systems, ceiling-height cabinetry, integrated shelving, and multifunctional spaces designed for effortless everyday living
- Professionally redesigned landscaping completed in 2022 featuring paver stone pathways and patios, mature shrubs and trees, landscape lighting, and tranquil water features creating a peaceful garden oasis
- Three private outdoor living areas that follow the sun throughout the day, creating choices for morning coffee, afternoon lounging, outdoor dining, and relaxed evening entertaining
- Front courtyard is a charming, private morning retreat with paver stone patio, mature landscaping, and privacy walls surrounded by lush greenery
- South-facing side courtyard accessed from the kitchen is an ideal outdoor dining & entertaining space with gas BBQ hookup, privacy fencing, paver stone patio and room for lounging and gathering with friends and family
- Backyard patio is designed as a tranquil outdoor sanctuary with mature trees, paver stone surfaces, motorized awning, soothing water feature, and access from the sunroom for effortless indoor-outdoor living
- Walking distance to beaches, parks, coffee shops, restaurants, Pandosy Village and everyday amenities

### Inclusions

- Sub-Zero paneled refrigerator
- Thermador Freedom induction cooktop
- Thermador WiFi hood fan
- Thermador wall oven
- Thermador microwave
- Thermador warming drawer
- Thermador dishwasher
- Miele stacking washer and dryer
- Nilfisk central vacuum

### Mechanical

- Lennox furnace (2022)
- Lennox air conditioning
- Navien tankless hot water heater (2024)
- 200-amp service panel
- Nuheat heated tile flooring
- Lifebreath HEPA air filtration system
- Steam Humidifier

## **MAIN LEVEL**

### **Entry**

- The welcoming entry foyer features hardwood flooring, statement designer chandelier, privacy glass surrounding the front door for natural illumination, spacious proportions and custom-built closet
- Architectural, black-framed steel and glass partition doors by Forge 53 create a dramatic visual transition into the kitchen

### **Kitchen**

- The beautifully redesigned kitchen serves as the heart of the home, thoughtfully designed for gathering, entertaining, and everyday functionality blending contemporary finishes with warm natural textures
- Features include hardwood flooring, rift-cut oak cabinetry, white quartz countertops, ceiling-height cabinetry, beach-inspired blue tile backsplash, under-cabinet lighting and abundant built-in storage
- Large central island with seating for five, integrated storage and generous prep space creates an inviting gathering point for family and guests
- Premium appliance package includes Sub-Zero paneled refrigerator, Thermador induction cooktop, WiFi-enabled hood fan, wall oven, microwave, warming drawer, and dishwasher
- Large southeast-facing window above the sink overlooks the private courtyard and captures the natural light
- Double glass doors access to the outdoor dining courtyard and barbecue area

### **Dining Room**

- The dining area features hardwood flooring, designer lighting, large south-facing window with custom drapery and an open-concept flow to the living room and sunroom
- Spacious layout is ideal for both intimate dinners and larger gatherings while maintaining a bright and connected atmosphere throughout the main living spaces

### **Living Room**

- The inviting living room blends warmth and contemporary comfort complete with hardwood flooring, soaring ceilings, large windows, and custom built-in cabinetry surrounding the central linear gas fireplace with dramatic black marble surround
- Open shelving and soft-close cabinetry create both visual balance and practical storage
- Large sliding doors connect to the sunroom and outdoor patio spaces

### **Sunroom**

- The sunroom creates a relaxed year-round retreat with stamped concrete flooring, ceiling fan, expansive windows overlooking the water feature and landscaped backyard, large sliding glass doors opening directly onto the patio
- Bright and tranquil atmosphere makes this an ideal space for reading, morning coffee, or quiet afternoon relaxation surrounded by mature greenery

### **Three Bedrooms**

- The primary bedroom features 10-foot ceilings, hardwood flooring, large west-facing windows overlooking the private backyard, custom window coverings, custom storage cabinetry, spacious walk-in closet with built-ins, and luxurious 4-piece ensuite
- The second bedroom features hardwood flooring, statement light fixture, large window overlooking mature cedar landscaping for privacy, custom-built wall bed with integrated storage, and a 3-piece ensuite
- The third bedroom features hardwood flooring, direct access to 3-piece bathroom, a south-facing window overlooking the front courtyard, and a double-door closet with custom built-ins

### **Three Full Bathrooms**

- 4-piece primary ensuite features heated tile flooring, vanity with quartz countertop and two undermount sinks, vanity mirrors with integrated lighting and storage, fully tiled walk-in shower with etched privacy glass, glass block window and contemporary finishes
- 3-piece ensuite features heated tile flooring, shaker-style vanity with soft-close cabinetry, white quartz countertop with undermount sink, vanity mirror with integrated storage, and fully tiled walk-in shower with etched privacy glass
- 3-piece bathroom features heated tile flooring, large shaker-style vanity with soft-close cabinetry, white quartz countertop with undermount sink, fully tiled walk-in shower, etched privacy glass, and glass block transom window for natural light

### **Laundry/Mudroom**

- The laundry/mudroom area features hardwood flooring, custom ceiling-height cabinetry, white quartz countertops, undermount stainless steel sink with matte black faucet, hanging storage systems and open shelving, and Miele washer/dryer
- Thoughtfully designed utility space offers exceptional everyday function and maintains the home's cohesive contemporary design

## 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, 2 dog parks and 98 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 5 min walk away.



*Located in Exclusive Waterfront  
Community*

Along the Beautiful Abbott Street  
Corridor

This beautifully renovated residence captures the essence of luxury Okanagan living. The home offers an effortless indoor-outdoor lifestyle complemented by resort-style amenities, and exceptional privacy. Just moments from downtown Kelowna, wineries, and vibrant waterfront dining, this is a rare opportunity to experience luxury living in one of the city's most coveted lakefront communities.

— Jane Hoffman

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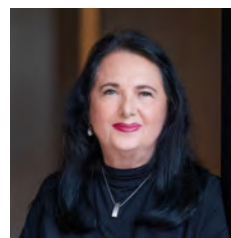


**JANE HOFFMAN**  
REALTY

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

100 – 730 Vaughan Ave  
Kelowna, BC  
V1Y 7E4

**PRESENTED BY**



**JANE HOFFMAN**  
Personal Real Estate Corporation

250-862-7800  
jane@janehoffman.com



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100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4  
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