

824 MANHATTAN DRIVE, KELOWNA

Presented by

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Personal Real Estate Corporation



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REALTY



824 MANHATTAN DRIVE, KELOWNA

Waterfront living on one of Kelowna's most sought-after lakeside streets. This modern, residence on Manhattan Drive offers 4 bedrooms plus office and 4 baths across over 3,400 sq ft, with all bedrooms thoughtfully located on the upper level and the main floor devoted to open-concept living and entertaining.

Sunshine-filled rooms, 10' ceilings and heated polished concrete floors create a warm, contemporary feel, while a floating open-riser staircase with glass railings and a skylit upper family room add architectural interest. Floor-to-ceiling windows and folding glass doors frame sweeping lake and mountain views, connecting the great room, dining and chef's kitchen seamlessly to the lakeside patio.

Outside, enjoy prime level waterfront with a sandy beach and 63 feet of water frontage, 2018 dock with 3-tonne lift, hot tub, gas BBQ hookup, fire table, underground irrigation, private backyard with fences on both sides and low-maintenance landscaping. The oversized heated double garage features glass doors, epoxy floors, built-ins and a wash sink.

Efficient systems include forced-air heating and cooling, Navien tankless hot water, 200-amp service and central vac. Located in Kelowna North, this lakefront home is just steps to downtown shops, dining and the cultural district offering the ultimate blend of modern design, comfort and an Okanagan beachside lifestyle.

DETAILS

Address	824 Manhattan Drive, Kelowna, BC, V1Y 1H5	Bedrooms	4
City	Kelowna	Bathrooms	4
		Finished Area	3,435 Sq. Ft.

SPECIFICATIONS

Lot Size	0.2 Acres	Zoning	MF1
Water	Municipal	Legal Description	LOT A DISTRICT LOT 9 OSYOOS DIVISION YALE DISTRICT PLAN 10987
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Central Business District, Easy Access, Landscaped, Near Park, Paved, Views, Waterfront, Near Public Transit, Sprinklers in Ground, Level, Near Ski Area		
View	Lake, Mountains, Water, Valley, Panoramic		
Waterfront	Lake, Lakefront, Waterfront, Lake Privileges		

BUILDING FEATURES

Finished Area	3,435 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2016	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stucco, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Radiant Floor	Exterior Features	Private Yard, Sprinkler System, Hot Tub, Dock
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum, Instant Hot Water		

ROOM SIZES

Main Level

Mud Room: 17'3" x 7'10"
Living Room: 25'6" x 28'6"
Utility Room: 10'3" x 4'2"
Family Room: 15'11" x 25'7"
Kitchen: 16'0" x 17'0"
Dining Room: 16'0" x 8'11"
2-Piece Bathroom: 6'9" x 4'2"

Second Level

Bedroom: 11'1" x 12'9"
Primary Bedroom: 16'9" x 20'4"
4-Piece Bathroom: 12'5" x 7'4"
5-Piece Ensuite Bath: 17'0" x 14'1"
Bathroom: 7'2" x 4'3"
Office: 13'6" x 11'7"
Bedroom: 11'11" x 14'0"
Bedroom: 12'5" x 10'6"





















824 Manhattan Dr, Kelowna, BC

Main Floor Exterior Area 1273.49 sq ft
Interior Area 1173.21 sq ft
Excluded Area 880.29 sq ft



PREPARED: 2026/05/20



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.

824 Manhattan Dr, Kelowna, BC

Upper Level Exterior Area 2161.25 sq ft
Interior Area 2033.48 sq ft
Excluded Area 63.24 sq ft



PREPARED: 2026/05/20



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EXCEPTIONAL FEATURES

- Stunning modern lakefront residence offering 63 feet of sandy Okanagan shoreline in one of Kelowna's most sought-after waterfront neighbourhoods
- Thoughtfully designed with a minimalist aesthetic softened by natural textures, warm wood tones, large windows and sunshine-filled interiors
- Open-concept main level features soaring 10-foot ceilings, skylights, heated polished concrete floors, and dramatic floor-to-ceiling folding glass doors creating seamless indoor/outdoor living
- Spectacular lake and mountain views are showcased throughout the home from oversized windows and multiple entertaining spaces
- Exceptional waterfront lifestyle with a professionally built dock featuring a 3-tonne lift installed by Shoreline, sandy beach frontage, hot tub, gas fire table, and spacious lakeside patio areas for lounging and al fresco dining
- Designer kitchen blends high gloss white and stained wood front cabinetry with quartz surfaces, premium Jenn-Air appliances, oversized waterfall-edge island, walk-in pantry, and striking modern detailing throughout
- Architectural floating open-riser staircase with glass railings, integrated stair lighting, and a cascading pendant chandelier, creates a dramatic focal point within the home
- Spacious upper-level family retreat overlooks the main living area below and is filled with natural light from skylights and transom windows
- Thoughtfully customized throughout with recently updated closet system designed & installed by Kelowna Closets, offering ample organization and functional storage solutions
- Luxurious primary retreat positioned to maximize panoramic lake and mountain views with spa-inspired ensuite featuring freestanding tub, oversized tiled shower & custom walk-in closet
- Oversized heated garage features epoxy flooring, glass-framed garage doors, built-in shelving, wash sink, and window for additional natural light
- Low-maintenance landscaping, privacy concrete fencing, security gate entry, and walkways leading directly to the beachfront complete this exceptional lakeside property
- Ideally located close to Kelowna's cultural district, beaches, dining, shopping & amenities

MAIN LEVEL

Entry

- Bright open foyer features soaring ceilings open to the upper level, polished concrete flooring, statement glass chandelier, and immediate lake views creating a dramatic first impression

Kitchen/Dining

- Striking chef-inspired kitchen blends modern minimalism with warm natural textures, featuring heated polished concrete floors, sleek two-tone cabinetry, and expansive white quartz countertops throughout
- Oversized waterfall-edge central island offers seating for four, integrated wine storage, pendant lighting, and an under-mount sink, creating an ideal gathering space
- Floor-to-ceiling cabinetry with push-open hardware provides exceptional streamlined storage, while the walk-in pantry adds functional convenience without compromising the clean architectural aesthetic
- Premium appliance package includes Jenn-Air induction cooktop, paneled Jenn-Air refrigerator/freezer, built-in Jenn-Air oven and microwave, Bosch dishwasher, and a contemporary hood vent, all positioned to maximize lake views and connection to the adjoining dining and great room spaces
- Bright waterfront dining space is framed by dramatic floor-to-ceiling sliding glass doors that open seamlessly onto the patio for convenient indoor/outdoor entertaining

Great Room

- Heated polished concrete floors and soaring 10' ceilings create a dramatic main living space designed for effortless lakeside living
- Expansive floor-to-ceiling folding glass doors dissolve the boundary between the indoor and outdoor spaces
- Striking floor-to-ceiling tile clad gas fireplace anchors the room with a refined modern focal point, complemented by minimalist architectural detailing and clean sightlines throughout
- Open-concept design flows into the kitchen and dining areas and the oversized windows frame breathtaking lake and mountain views from nearly every angle

Laundry/Mudroom

- Spacious laundry and mudroom featuring heated polished concrete flooring, 10-foot ceilings, and upper/lower flat-front cabinetry with soft-close hardware
- Functional utility design with engineered stone countertops, undermount stainless steel sink, built-in hanging dry area, and dedicated storage closet for outerwear

Bathroom

- 2-piece powder room features heated polished concrete flooring, floating vanity with quartz countertop, vessel sink, wall mount faucet, tile backsplash, and high gloss cabinetry with soft-close hardware

UPPER LEVEL

Family Room

- Bright upper-level family room with wide plank hardwood flooring and transom windows that fill the space with natural light throughout the day
- Spacious open-to-below design creates an airy connection to the main living area while maintaining a comfortable secondary lounge or media space

Office

- The office features hardwood flooring, built-in desk workspace, and high south and east-facing windows that invite beautiful natural morning light, creating an inspiring and functional work-from-home environment
- Versatile in design, this flexible space could also serve as a fifth bedroom, craft room, studio, or additional guest space depending on your needs

Four Bedrooms

- The primary bedroom features wide plank hardwood flooring, a spacious layout, oversized windows showcasing panoramic lake and mountain views, ceiling fan, a large walk-in closet with custom built-ins, and a luxurious 5-piece private ensuite
- The second bedroom features hardwood flooring, ceiling fan, high transom windows providing natural light, two large closets with custom built-ins and soft-close drawers
- The third bedroom features hardwood flooring, ceiling fan, a large with city views, two closets with custom built-ins and soft-close drawers
- The fourth bedroom features hardwood flooring, ceiling fan, high south-facing windows, two large closets with custom built-ins and soft-close drawers

Three Bathrooms

- 5-piece primary ensuite features tile flooring, floating double vanity with vessel sinks, quartz countertops, wall mount faucets, tile backsplash, freestanding soaker tub positioned in front of lakeview windows, oversized walk-in shower with floor-to-ceiling tile surround, built-in bench seating, dual shower heads, high transom window, and a separate water closet
- 4-piece bathroom features tile flooring, large corner-set double vanity with quartz countertops, under mount sinks, tile backsplash, polished white cabinetry with soft-close hardware, and tub/shower combination with full-height tile surround and frameless glass shower panel
- 2-piece bathroom features hardwood flooring, high privacy window for natural light, floating vanity with quartz countertop and vessel sink, tile backsplash, and high gloss white cabinetry with soft close hardware

Inclusions

- Jenn-Air induction cooktop
- Jenn-Air oven
- Jenn-Air microwave
- Paneled Jenn-Air refrigerator/freezer
- Bosch dishwasher
- LG washing machine
- LG dryer
- Hot tub

Mechanical

- Goodman forced air furnace
- Goodman central air conditioning
- Navien tankless hot water system
- 200-amp electrical service
- Tekmar thermostats
- Central vacuum
- Irritrol KwikDial irrigation system
- Heated polished concrete flooring
- ProFusion heater (garage)

LOCATION





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This Gorgeous Modern Home
Captures the essence of Kelowna’s
waterfront lifestyle...

Sophisticated, timeless, and effortlessly connected to the lake. From its exceptional architectural presence to its coveted lakeside setting, this residence offers a rare opportunity to experience luxury living in one of the city’s most sought-after areas.

— Jane Hoffman

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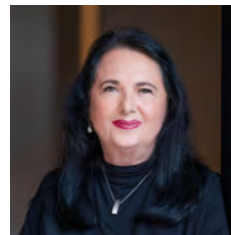


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