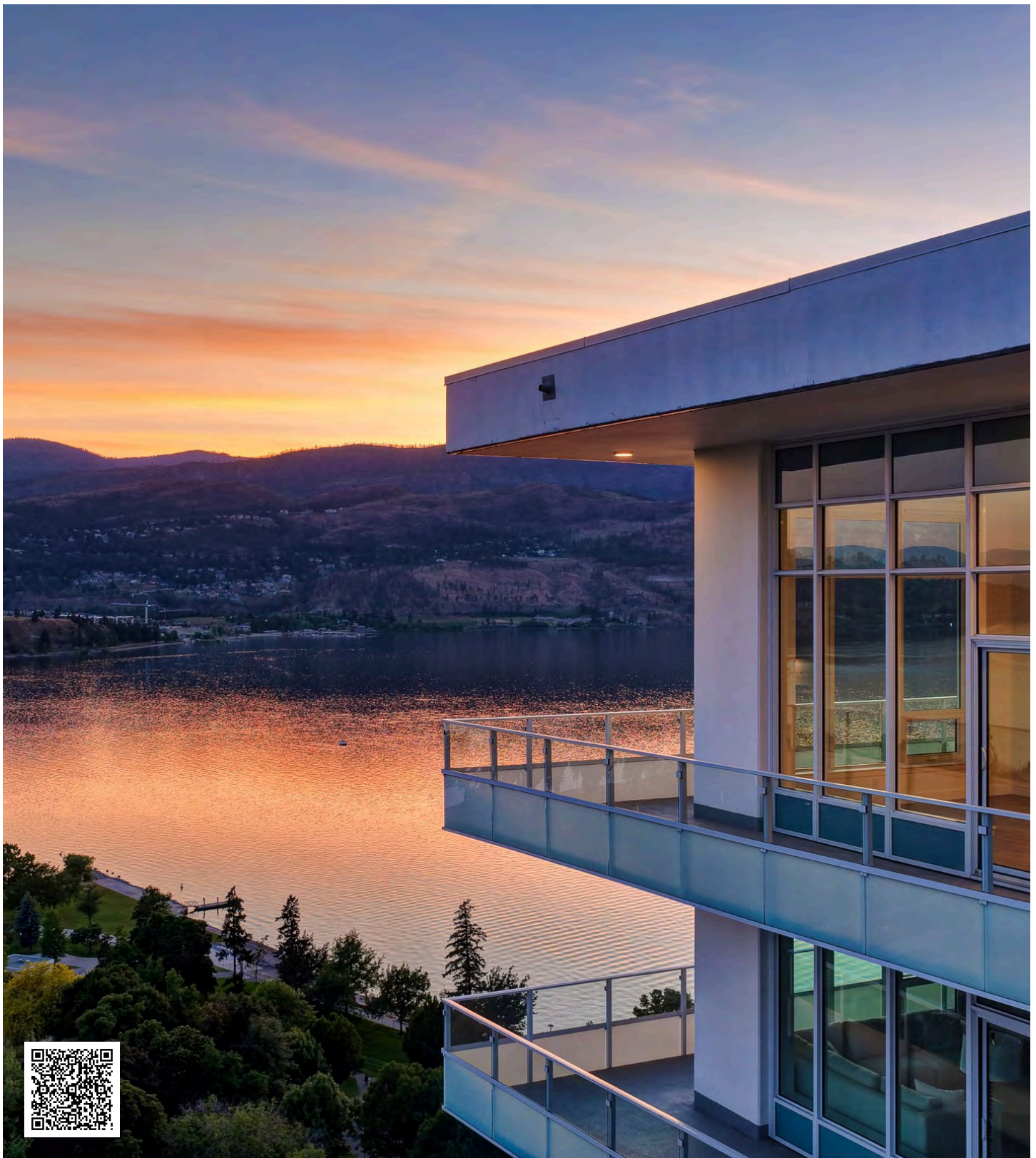




2405-238 LEON AVENUE, KELOWNA

Presented by

Mike Mychalyshyn
Real Estate Professional



JANE HOFFMAN
REALTY



2405-238 LEON AVENUE, KELOWNA

A penthouse in the heart of Kelowna where city living meets Okanagan views. Floor-to-ceiling windows frame sweeping southwest vistas across downtown to Okanagan Lake, the mountains beyond, and the William R. Bennett Bridge. Three bedrooms and a den give you room to work, host, and spread out, while 500 square feet of glass-railed deck space makes outdoor living part of your everyday routine.

Inside, warm oak cabinetry balances crisp white quartz, Fulgor Milano appliances handle everything from weeknight dinners to entertaining, and wide-plank luxury vinyl flows through open spaces with 14-foot ceilings that feel expansive. At Eli Tower 1, Water Street by the Park, you're steps from Kelowna's best restaurants, shopping, and City Park.

The sixth-floor amenity deck overlooks the lake and becomes your retreat without leaving home. Take a morning swim in the heated pool, sink into one of two hot tubs after a long day, practice your short game on the putting greens, or fire up the BBQ for dinner with friends.

Tower amenities include a fitness centre, yoga studio, golf simulator, sauna, steam and games rooms, art studio, party and wine tasting spaces, private theatre, business centre, dog run and wash, and a lounge with panoramic views.

This is downtown penthouse living for those who want sophisticated finishes, sweeping views, and a walkable Kelowna lifestyle. Move-in ready with two parking stalls, bike storage, and a storage locker available.

DETAILS

Address	2405-238 Leon Avenue, Kelowna, BC, V1Y 6H9	Bedrooms	3
City	Kelowna	Bathrooms	2
		Finished Area	1,302 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	UC1
Sewer	Connected	Legal Description	STRATA LOT 155 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICTSTRATA PLAN EPS11271TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
View	Lake, Mountains, Bridges, City, Water, Panoramic		
Waterfront	Lake, Waterfront, Across the road water frontage	Ownership	Freehold, Strata

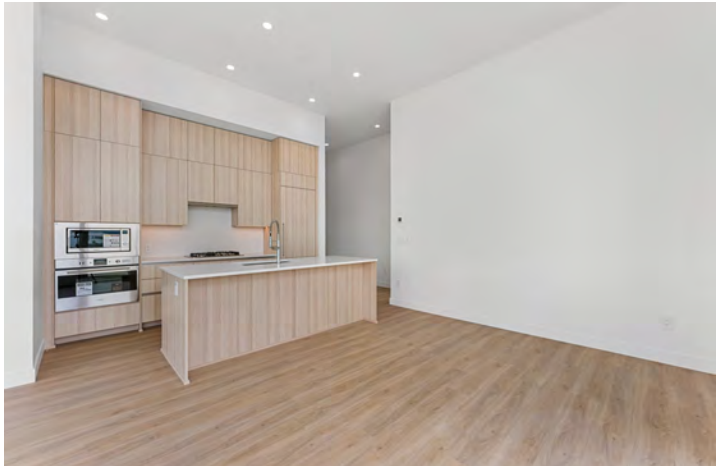
BUILDING FEATURES

Finished Area	1,302 Sq. Ft.	Parking	2 Garage Spaces On Site, Parkade Strata Parking Type:CP - Assigned by Strata/Assoc
Year Built	2025		
Storeys	1		
Pool	Pool, Outdoor, Heated	Construction	Concrete, MetalSiding
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Natural Gas, Heat Pump	Exterior Features	Balcony
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Den		
Monthly Fees	\$740.96		

ROOM SIZES

Main Level
Bedroom: 9'0" x 9'5"
Utility Room: 3'2" x 2'8"
Primary Bedroom: 12'0" x 12'2"
Living Room: 13'10" x 11'4"
Kitchen: 9'1" x 14'1"
Foyer: 5'9" x 14'11"
Dining Room: 9'11" x 14'1"
Den: 10'8" x 6'9"
Bedroom: 10'8" x 13'0"
5-Piece Ensuite Bath: 8'5" x 8'5"
4-Piece Bathroom: 10'8" x 5'0"

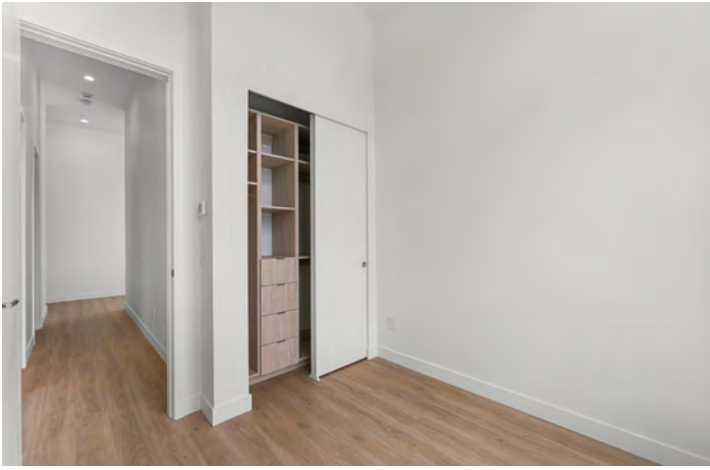




















PH2405-1660 Water St, Kelowna, BC

Main Floor Exterior Area 1391.49 sq ft
Interior Area 1302.48 sq ft
Excluded Area 8.39 sq ft



0 4 8 ft

PREPARED: 2026/05/23



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.



EXCEPTIONAL FEATURES

- Rare Diamond Collection penthouse residence at Water Street by the Park offering 1,311 sq. ft. of interior living space and approximately 500 sq. ft. of wraparound decking
- Southwest-facing corner exposure showcases panoramic views of Okanagan Lake, City Park, the William R. Bennett Bridge, downtown Kelowna, and the surrounding mountains through expansive floor-to-ceiling windows
- Contemporary minimalist design blends warm wood tones, soaring 14-foot ceilings, luxury vinyl plank flooring, heated porcelain tile, upgraded closet systems, premium fixtures, and designer finishes throughout
- Expansive indoor-outdoor living with a private wraparound deck featuring glass railings and multiple vantage points to enjoy sunrise-to-sunset lake, city, and mountain views
- Includes two secured parking stalls, private storage locker, bike storage, secure fob-controlled access, and three high-speed elevators
- Steps from Okanagan Lake, City Park, Kelowna’s waterfront promenade, fine dining, boutique shopping, entertainment venues, and the city’s vibrant cultural district
- Residents enjoy access to The Deck’s resort-inspired amenities including a seasonally heated pool, hot tubs, putting greens, outdoor gathering spaces, fitness facilities, yoga and spin studios, golf simulator, steam and sauna rooms, business centre, wine tasting room, theatre room, lounges, and guest entertainment spaces

Inclusions

- Fulgor Milano gas cooktop
- Fulgor Milano built-in oven
- Panasonic Genius built-in microwave
- Panelled Fulgor Milano refrigerator/freezer
- Fulgor panelled dishwasher
- Whirlpool wine fridge
- Whirlpool stacking washer and dryer

Mechanical

- Unilux furnace
- Central air conditioning
- 125-amp electrical service
- Honeywell thermostat
- Nuheat heated bathroom floors
- Somfy motorized blinds throughout

MAIN LEVEL

Foyer

- Welcoming entry framed by soaring ceilings and clean contemporary design
- Wide-plank luxury vinyl flooring and bright sightlines immediately draw attention toward the panoramic lake and city views beyond
- Convenient guest closet and open connection to the main living spaces

Kitchen

- Striking European-inspired kitchen finished with light oak tone cabinetry, integrated appliances, and clean architectural lines
- Expansive quartz island creates a dramatic focal point with seating, generous preparation space, a large undermount sink, and abundant storage
- Premium appliance package includes a Fulgor Milano gas cooktop, built-in wall oven, integrated refrigerator, paneled dishwasher, and dedicated wine fridge
- Soft-close cabinetry, push-latch hardware, quartz surfaces, and minimalist detailing deliver a refined contemporary aesthetic
- Open-concept design flows effortlessly into the dining and living areas

Dining Room

- Positioned between the kitchen and living areas, creating an elegant setting for everyday dining or entertaining
- Floor-to-ceiling windows and direct access to the wraparound deck provide a stunning backdrop of lake, city, and mountain views
- Seamless indoor-outdoor connection extends gatherings onto the expansive deck overlooking City Park and the waterfront

Living Room

- Spectacular corner living space surrounded by floor-to-ceiling windows that capture panoramic southwest views over Okanagan Lake, City Park, downtown Kelowna, and the surrounding mountains
- Soaring 14-foot ceilings and expansive windows create a bright, open atmosphere rarely found in condominium living
- Designed for both entertaining and relaxation with an open flow to the kitchen and dining areas
- Sliding glass doors provide easy access to over 500 sq. ft. of outdoor living space

Den

- Versatile flex space ideally suited for a home office, reading room, media space, pantry extension or additional storage
- Conveniently located near the entry while remaining connected to the main living areas

Three Bedrooms

- The primary bedroom features breathtaking south-facing lake and mountain views, floor-to-ceiling windows with deck access, a custom walk-through closet with built-in shelving and soft-close drawers and a luxurious 5-piece ensuite
- The second bedroom features west-facing exposure with spectacular views of City Park, the bridge, Okanagan Lake, and the surrounding mountains, along with a double closet with custom built-in storage
- The third bedroom features floor-to-ceiling windows with direct deck access, panoramic park, bridge, lake, and mountain views, plus a double closet complete with custom built-in storage

Two Bathrooms

- 5-piece primary ensuite features heated porcelain tile flooring, a vanity with a white quartz countertop and two undermount sinks with flat fronted oak tone cabinetry, an illuminated vanity mirror with integrated storage, a deep soaker tub with tile surround, and a glass-enclosed walk-in shower finished with floor-to-ceiling tile
- 4-piece bathroom features heated porcelain tile flooring, a vanity with white quartz counter and undermount sink, an illuminated vanity mirrored with integrated storage, and a tub/shower combination with full-height tile surround

Laundry

- Convenient closet-style laundry equipped with a Whirlpool full-size stacking washer and dryer
- Centrally located near the bedrooms while maintaining a streamlined, space-efficient design

LOCATION



2405-238 LEON AVENUE, KELOWNA



*Penthouse Living In Downtown
Kelowna*

Spectacular Lake & City Views

Perfectly positioned and thoughtfully designed, this is your opportunity to enjoy the very best of Kelowna living.

— Mike Mychalyshyn

Follow Jane Hoffman Realty



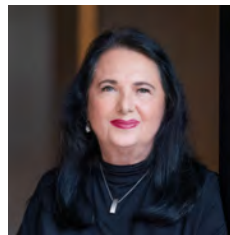
PRESENTED BY

MIKE MYCHALYSHYN

Real Estate Professional

778-594-7653

mike@janehoffman.com



CO-LISTED BY

JANE HOFFMAN

Personal Real Estate Corporation

250-862-7800

jane@janehoffman.com



JANE HOFFMAN
REALTY

250-866-0088

inquiry@janehoffman.com

janehoffman.com

100 – 730 Vaughan Ave

Kelowna, BC

V1Y 7E4

Measurements taken from iGuide. Rooms sizes are approximate and include hallways and bathrooms. Buyer to verify measurements if deemed important. This marketing is not intended to solicit properties already listed for sale nor is it intended to cause a breach of an existing agency relationship.



JANE HOFFMAN
REALTY

The Benchmark for *Excellence*



JANE HOFFMAN REALTY

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