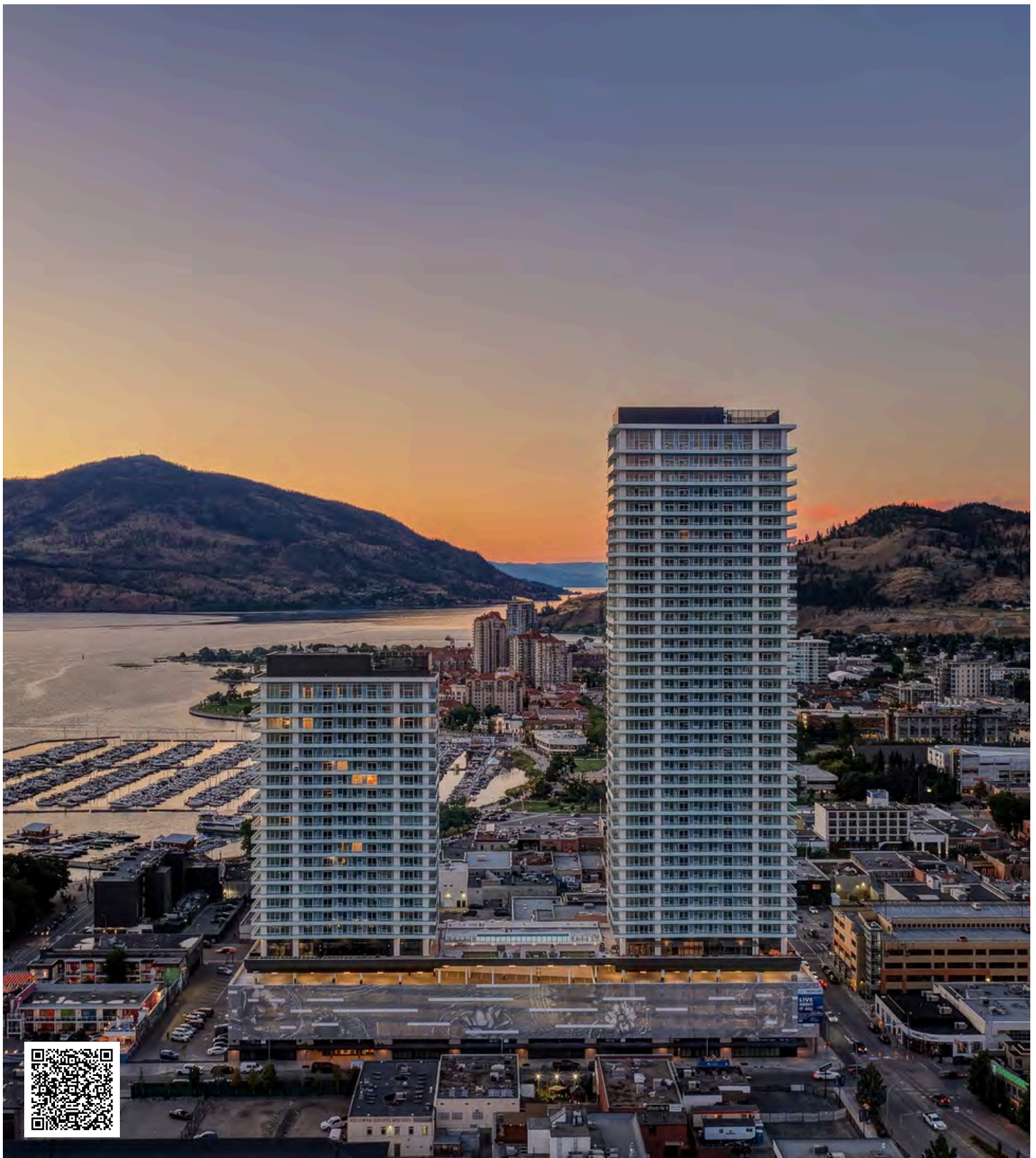




2406-238 LEON AVENUE, KELOWNA

Presented by

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REALTY



2406-238 LEON AVENUE, KELOWNA

Downtown Kelowna penthouse living with views that span the lake, mountains, City Park, the William R. Bennett Bridge, Knox Mountain and Kelowna Yacht Club. Floor-to-ceiling windows bring the outdoors in, while your wraparound balcony offers front-row seats to sunsets that stretch across the valley.

Three bedrooms and a den give you room to work, host, and spread out. The primary bedroom opens to its own private patio, a quiet retreat for morning coffee or winding down at night. 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.

Four hundred square feet of glass-railed deck space makes outdoor living part of your routine.

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. Move-in ready with two parking stalls, bike storage, and a storage locker.

DETAILS

Address	2406-238 Leon Avenue, Kelowna, BC, V1Y 6H9	Bedrooms	3
City	Kelowna	Bathrooms	2
		Finished Area	1,311 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	UC1
Sewer	Connected	Legal Description	STRATA LOT 156 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, City, Water, Panoramic		
Waterfront	Lake, Waterfront, Across the road water frontage	Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	1,311 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
Primary Bedroom: 12'1" x 12'1"
Living Room: 13'10" x 11'4"
Kitchen: 11'4" x 14'3"
Dining Room: 7'8" x 14'3"
Den: 10'8" x 6'9"
Bedroom: 9'1" x 9'6"
Bedroom: 10'8" x 13'0"
5-Piece Ensuite Bath: 8'6" x 8'4"
4-Piece Bathroom: 10'7" x 5'0"





















PH2406-1660 Water St, Kelowna, BC

Main Floor Exterior Area 1400.45 sq ft
Interior Area 1310.95 sq ft
Excluded Area 11.31 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 1,310 sq. ft. of interior living space and approximately 400 sq. ft. of private wraparound outdoor living
- Northwest-facing corner exposure showcases panoramic views of Okanagan Lake, the Inner Harbour, 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
- Exceptional indoor-outdoor living with a private wraparound deck featuring glass railings and multiple vantage points overlooking the lake, marina, city skyline, and surrounding mountains
- 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, panelled dishwasher, and dedicated wine fridge
- Positioned to capture spectacular northwest views overlooking the Inner Harbour, Okanagan Grand, downtown skyline, and Lake Okanagan
- Soft-close cabinetry, push-latch hardware, quartz surfaces, and minimalist detailing deliver a refined contemporary aesthetic
- Open-concept design with open flow to 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 terrace provide a stunning backdrop of Okanagan Lake, the marina, downtown skyline, and surrounding mountains
- Convenient indoor-outdoor connection extends gatherings onto the expansive deck overlooking the waterfront and Inner Harbour

Living Room

- Spectacular corner living space surrounded by floor-to-ceiling windows that capture panoramic views of Okanagan Lake, City Park, the Inner Harbour, downtown Kelowna, the William R. Bennett Bridge, 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 seamless flow to the kitchen and dining areas
- Sliding glass doors provide access to the wraparound terrace and breathtaking waterfront views

Den

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

Three Bedrooms

- The primary bedroom features stunning lake, city, and mountain views, floor-to-ceiling windows with direct balcony 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, Lake Okanagan, bridge and the surrounding mountains, along with a double closet with custom built-in storage
- The third bedroom features west-facing park, bridge, lake, and mountain views, floor-to-ceiling windows with direct balcony access, and a double closet complete with custom built-in storage

Two Bathrooms

- 5-piece primary ensuite features heated porcelain tile flooring, a vanity with white quartz countertop and two undermount sinks set on 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 mirror 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





Penthouse in Prime Location
Stunning Lake, Bridge and City Views

Elevated downtown living in this beautifully appointed residence, perfectly positioned in the heart of Kelowna's waterfront.

— Mike Mychalyshyn

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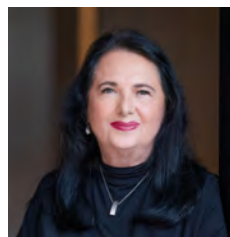
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