



267 LAKE AVENUE, KELOWNA

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN
REALTY



267 LAKE AVENUE, KELOWNA

Just one block from Okanagan Lake, this contemporary residence blends refined architecture with everyday comfort, creating a home that feels equally suited to quiet mornings, productive workdays & effortless entertaining.

Charcoal metal, natural stone & warm wood accents introduce a striking interior where polished concrete floors with radiant heat, a soaring 20' ceiling in foyer & a dramatic floating staircase to set the tone. The open-concept kitchen, dining & living spaces flow seamlessly to a covered outdoor kitchen and resort-inspired backyard, where a heated saltwater pool, hot tub, lounge areas, and professionally landscaped grounds create a true extension of the home.

A walk-through pantry, custom mudroom, two offices, and direct access to a detached gym with its own two-piece bath make the main level as functional as it is beautiful.

Upstairs, the vaulted primary suite is a calming retreat, complete with a beautifully appointed 5-piece ensuite featuring a freestanding tub, oversized walk-in shower, dual vanities, and a generous walk-in closet. Two additional bedrooms, a full bath, and a laundry room complete the upper level.

Privately positioned above the triple garage, the one-bedroom legal suite features vaulted ceilings, its own entrance, laundry, and a bright contemporary kitchen and living area, offering exceptional flexibility for extended family, guests, or rental income. Located just moments from the lake, beaches, restaurants, and downtown Kelowna.

DETAILS

Address	267 Lake Avenue, Kelowna, BC, V1Y 5W6	Bedrooms	4
City	Kelowna	Bathrooms	4
		Finished Area	3,971 Sq. Ft.

SPECIFICATIONS

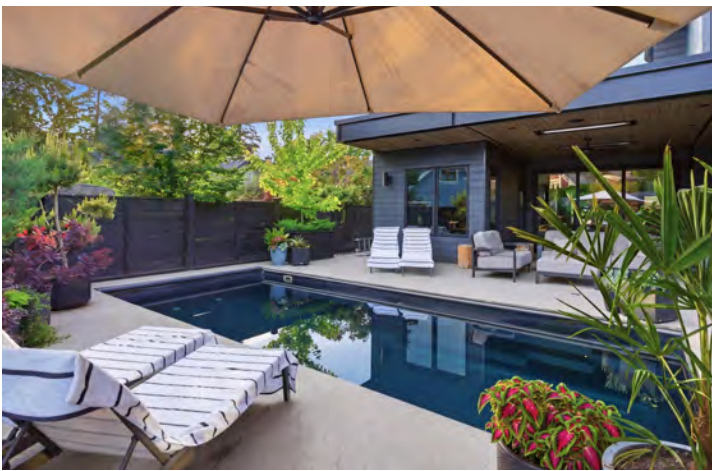
Lot Size	0.17 Acres	Zoning	RU1
Water	Municipal	Legal Description	LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT PLAN 2713
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Central Business District, Easy Access, Landscaped, Near Park, Paved, Near Public Transit, Level		

BUILDING FEATURES

Finished Area	3,971 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2024	Parking	3 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Wood Frame, Fiber Cement, MetalSiding
Pool	Pool, In Ground, Outdoor, Salt Water, Equipment, Heated	Foundation	Concrete Perimeter
A/C	Heat Pump	Exterior Features	Private Yard, Hot Tub
Heating	Heat Pump, Radiant Floor		
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Vaulted Ceilings		

ROOM SIZES

Main Level	Second Level
Living Room: 14'9" x 20'2"	Bedroom: 11'10" x 14'11"
Kitchen: 15'1" x 25'1"	Living Room: 12'2" x 8'7"
Foyer: 14'8" x 7'4"	Kitchen: 20'11" x 10'2"
Dining Room: 5'6" x 18'0"	Primary Bedroom: 12'0" x 12'0"
2-Piece Bathroom: 6'0" x 4'11"	4-Piece Bathroom: 8'5" x 5'1"
2-Piece Bathroom: 5'4" x 4'3"	Storage Room: 8'3" x 5'1"
Other: 10'9" x 20'6"	Primary Bedroom: 12'2" x 15'10"
Pantry: 6'3" x 9'0"	Laundry: 7'10" x 8'3"
Office: 9'6" x 13'5"	Bedroom: 9'3" x 9'8"
Office: 9'8" x 10'0"	5-Piece Ensuite Bath: 12'10" x 19'5"
Mud Room: 10'0" x 13'7"	4-Piece Bathroom: 6'4" x 12'5"



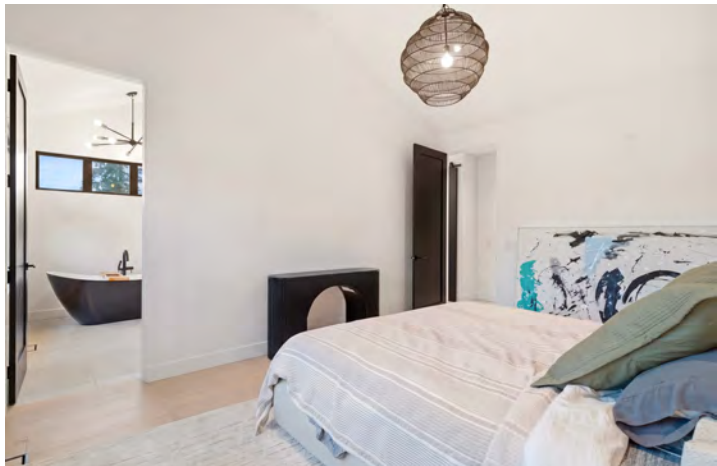


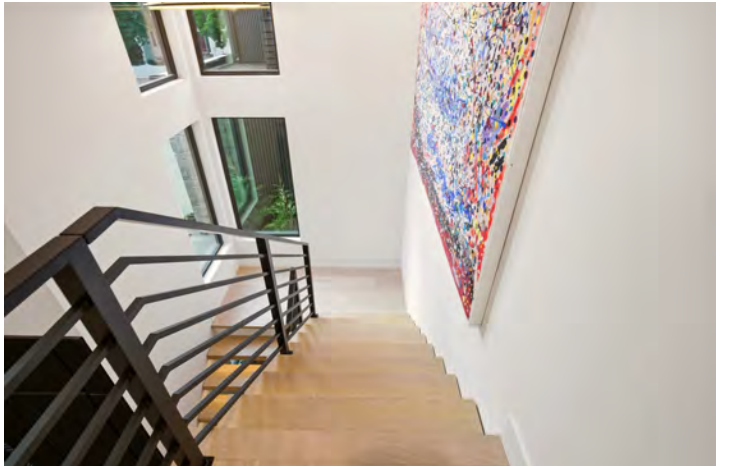
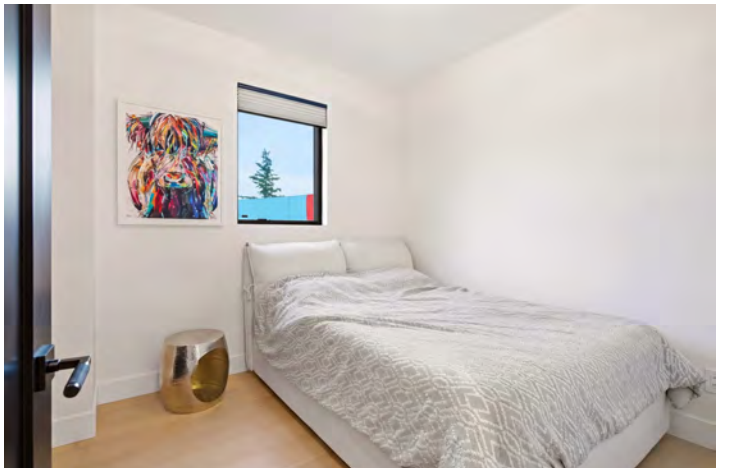






















267 Lake Ave, Kelowna, BC

Suite Exterior Area 593.67 sq ft
Interior Area 814.63 sq ft
Excluded Area 14.77 sq ft



0 3 6 ft

PREPARED 20200604

(Multiple 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.)



267 Lake Ave, Kelowna, BC

Gym Exterior Area 202.25 sq ft
Interior Area 231.00 sq ft
Excluded Area 59.92 sq ft



0 2 4 ft

PREPARED 20200604

(Multiple 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

- Contemporary urban luxury minutes from Okanagan Lake, beaches, restaurants, the Abbott Street corridor and downtown Kelowna
- Custom-built by Riverview Construction, approximately 3,971 sq. ft. including the main residence, one-bedroom legal suite and detached poolside gym
- 4 bedrooms & 4 1/2 bathrooms, including a convenient powder room serving the detached gym & pool area
- Contemporary architecture blends charcoal siding, light natural stone, black-framed windows and warm wood-tone soffits for a refined urban aesthetic
- Premium materials, custom millwork, eight-foot interior doors and clean architectural detailing create a modern, highly livable home
- 3-zone heated & cooled polished concrete flooring anchors the main level providing comfort throughout
- Expansive, black-framed windows and extensive glazing fill the interiors with natural light
- Custom window coverings are included throughout the main home and legal suite
- In-ceiling speakers extend through the main living spaces and covered patio
- Open-concept kitchen, dining and great room connect seamlessly to the pool courtyard for effortless indoor-outdoor entertaining
- Private resort-inspired backyard centres around a heated saltwater pool, covered outdoor kitchen, hot tub, detached fitness studio, outdoor shower, concrete lounging area and privacy fencing
- Covered outdoor living area has wood ceiling detail, recessed lighting, ceiling fan & two infrared heaters
- Outdoor kitchen includes granite countertops, stainless-steel storage, Napoleon 40-inch grill and Atosa commercial refrigeration
- Heated saltwater pool offers a 6-foot depth, motorized cover and Hayward equipment
- Poolside powder room allows the fitness studio and outdoor areas to function separate from the main home
- Bright 1-bedroom legal suite above the garage includes a private entrance, vaulted ceilings, independent laundry and dedicated 100-amp electrical service
- 3-car garage has direct access to the mudroom and walk-through pantry, along with two dedicated storage rooms for outerwear and footwear, concrete driveway – parking for 4
- Landscaped and irrigated 0.17-acre property offers privacy and is close to Kelowna's waterfront and urban amenities

Inclusions

- Dacor 60-inch refrigerator and freezer
- JennAir gas range & wall oven
- 2 x JennAir dishwashers
- Silhouette Professional wine & beverage cooler
- Samsung washer & dryer
- Samsung refrigerator (suite)
- Samsung electric range (suite)
- Samsung microwave (suite)
- Samsung dishwasher (suite)
- Samsung stacking washer/dryer (suite)
- Napoleon 40-inch outdoor grill
- Atosa refrigerator (outdoor)

Mechanical

- Radiant heating and heat pump system
- Three-zone radiant heat flooring, York heat pump
- Navien hot water system
- 200-amp main service panel
- 2 x 100-amp subpanels
- Honeywell Home & Ecobee thermostats
- Smartphone-controlled security system
- 2 x Fujitsu heat pumps
- Wired EV charger

MAIN LEVEL

Entry

- Dramatic 20' ceiling creates an impressive sense of scale
- Modern glass-panel entry door and tall windows flood the space with natural light
- Hidden entry closet maintains clean architectural lines
- Floating staircase features a black metal frame, natural wood treads and sleek metal railings
- Suspended chandelier draws the eye through the double-height space

Mudroom

- Floor-to-ceiling cabinetry provides extensive concealed storage
- Custom bench provides practical shoe storage
- Large window overlooks the front courtyard
- Convenient connection to the walk-through pantry and kitchen

Kitchen

- Contemporary kitchen features 10' ceilings & an open connection to the dining & great rooms
- Charcoal flat-panel cabinetry with maple interiors extends to ceiling height and includes soft-close hardware
- White quartz countertops and full-height quartz backsplash with under cabinet lighting creates a clean, streamlined finish
- Expansive waterfall island provides seating for five, abundant storage and five designer pendant lights
- Dacor 60" refrigerator & freezer offers substantial integrated food storage
- JennAir appliance package includes a 36" gas range, built-in double wall ovens and two dishwashers
- Large pass-through window above the sink opens directly to the outdoor kitchen and pool courtyard
- Dedicated coffee & tea station features tiled backsplash, open shelving & lower cabinetry

Pantry

- Walk-through configuration creates a direct connection from the garage to the kitchen
- Adjustable open shelving and pull-out drawers provide efficient organization
- White quartz countertop adds valuable preparation and appliance space

Dining

- Open-concept dining area positioned between the kitchen and pool courtyard
- Modern linear light fixture complements the home's contemporary design
- Oversized sliding doors open directly to the covered outdoor kitchen and entertaining area
- Seamless indoor-outdoor connection supports relaxed everyday living and larger gatherings

Great Room

- Heated & cooled polished concrete flooring continues throughout the open living space
- Floor-to-ceiling plaster-finished gas fireplace creates a streamlined focal point
- High transom windows introduce additional natural light
- Open layout maintains a direct visual connection with the kitchen, dining area and backyard

Wet Bar

- Custom soft-close cabinetry with black granite counter & full-height backsplash adding depth and texture
- Dimmable recessed lighting creates an intimate evening atmosphere
- Glass-front wine storage enclosure provides a distinctive architectural feature & bottle storage

Two Offices

- The primary office features sliding glass entry doors, built-in desk with upper cabinetry, blackout blinds and views toward the pool
- The second office features a front-yard window, statement chandelier and wallpaper feature wall, offering a quiet workspace separate from the principal living areas

Bathroom

- 2-piece powder room features a ten-foot ceiling, floating vanity with black quartz countertop, undermount sink, wall-mounted faucet, full-height tiled feature wall and pendant lighting

Upper Level – Three Bedrooms

- The primary bedroom features hardwood flooring, a 12-foot vaulted ceiling, wall sconces above the bedside tables and a generous walk-in closet with barn-style sliding door, extensive custom organization and a window overlooking the front yard
- The second bedroom features hardwood flooring, a large south-facing window and a double sliding-door closet with custom built-ins
- The third bedroom features hardwood flooring, a window with blackout blind and a single-door closet with built-in organization

Upper Level – Two Full Bathrooms

- 5-piece primary ensuite features a vaulted ceiling, tile flooring, oversized windows, double vanity with flat-panel wood veneer cabinetry, quartz countertops, vessel sinks, wall-mounted faucets, three vanity mirrors, freestanding tub with matte black Riobel floor-mounted faucet, fully tiled walk-in shower with rainfall shower head, handheld wand, built-in bench and frameless glass enclosure plus a private water closet
- 4-piece bathroom features tile flooring, flat-panel wood veneer cabinetry with soft-close hardware, quartz countertop, undermount sink, matte black Riobel faucet, privacy window and tub-shower combination with tiled surround

Upper Level - Laundry

- Tile flooring provides a durable finish, Samsung washer and dryer
- Upper and lower flat-panel wood veneer cabinetry, extends to ceiling height for maximum storage
- Quartz countertop and tile backsplash create a polished workspace
- Undermount stainless-steel sink with Riobel faucet, hanging bar adds convenience

Self-Contained Legal Suite

- Bright one-bedroom legal suite above the garage with a private exterior entrance
- Vaulted ceilings and large windows create an airy, independent living space
- Finishes complement the contemporary character of the main residence
- Well suited to extended family, guests or supplementary rental income
- Dedicated 100-amp electrical panel and Fujitsu wall-mounted heating and cooling
- 8' interior doors and custom window coverings throughout

Kitchen

- Dramatic 13' vaulted ceiling enhances the sense of openness
- Light wood veneer flat-panel cabinetry features soft-close hardware and black accents
- Black quartz countertops are paired with a contemporary tile backsplash
- Central island provides storage and seating for four
- Undermount sink is positioned beneath a large west-facing window overlooking Maple Street
- Samsung appliance package includes refrigerator, electric range, dishwasher and over-the-range microwave

Living

- Open-concept living area with vaulted ceiling
- Wide-plank vinyl flooring creates a warm, low-maintenance finish
- Large windows provide abundant natural light
- Fujitsu wall-mounted system provides heating and cooling

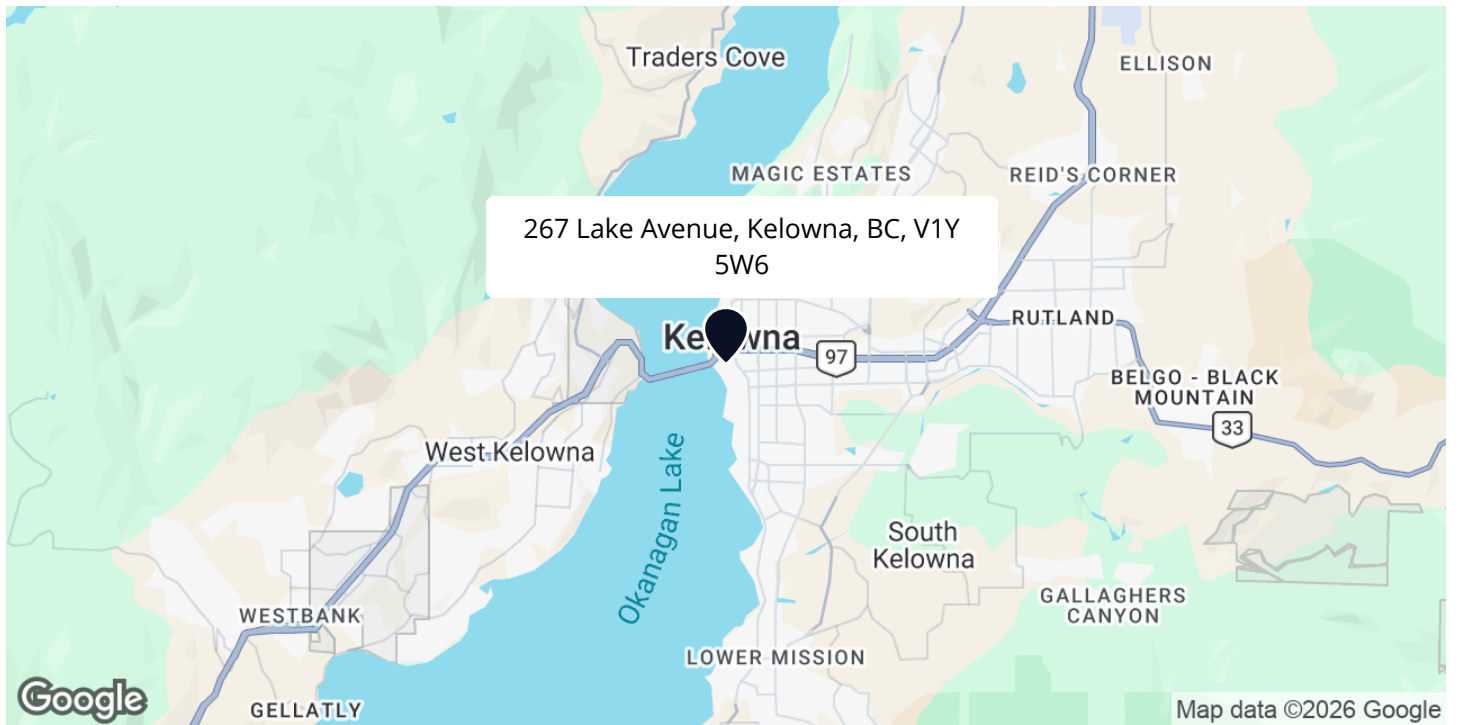
One Bedroom and One Full Bathroom

- The bedroom features wide-plank vinyl flooring, a mountain-view window with blackout blind, large sliding-door closet with custom built-ins and a Fujitsu wall-mounted heating and cooling system
- 4-piece bathroom features tile flooring, vanity with black quartz countertop and undermount sink plus a tub-shower combination with tile surround and high transom privacy window

Laundry

- Stacking Samsung washer and dryer discreetly located within the oversized entry closet

LOCATION





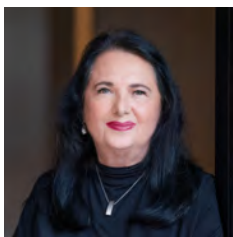
Modern Living Meets the Convenience

Of Living In Kelowna's Coveted Abbott Corridor

A beautifully designed residence with refined interiors, exceptional finishes, and an in-ground pool to enjoy seamless indoor-outdoor living. An exceptional home in one of the city's most sought-after neighbourhoods.

—Jane Hoffman

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