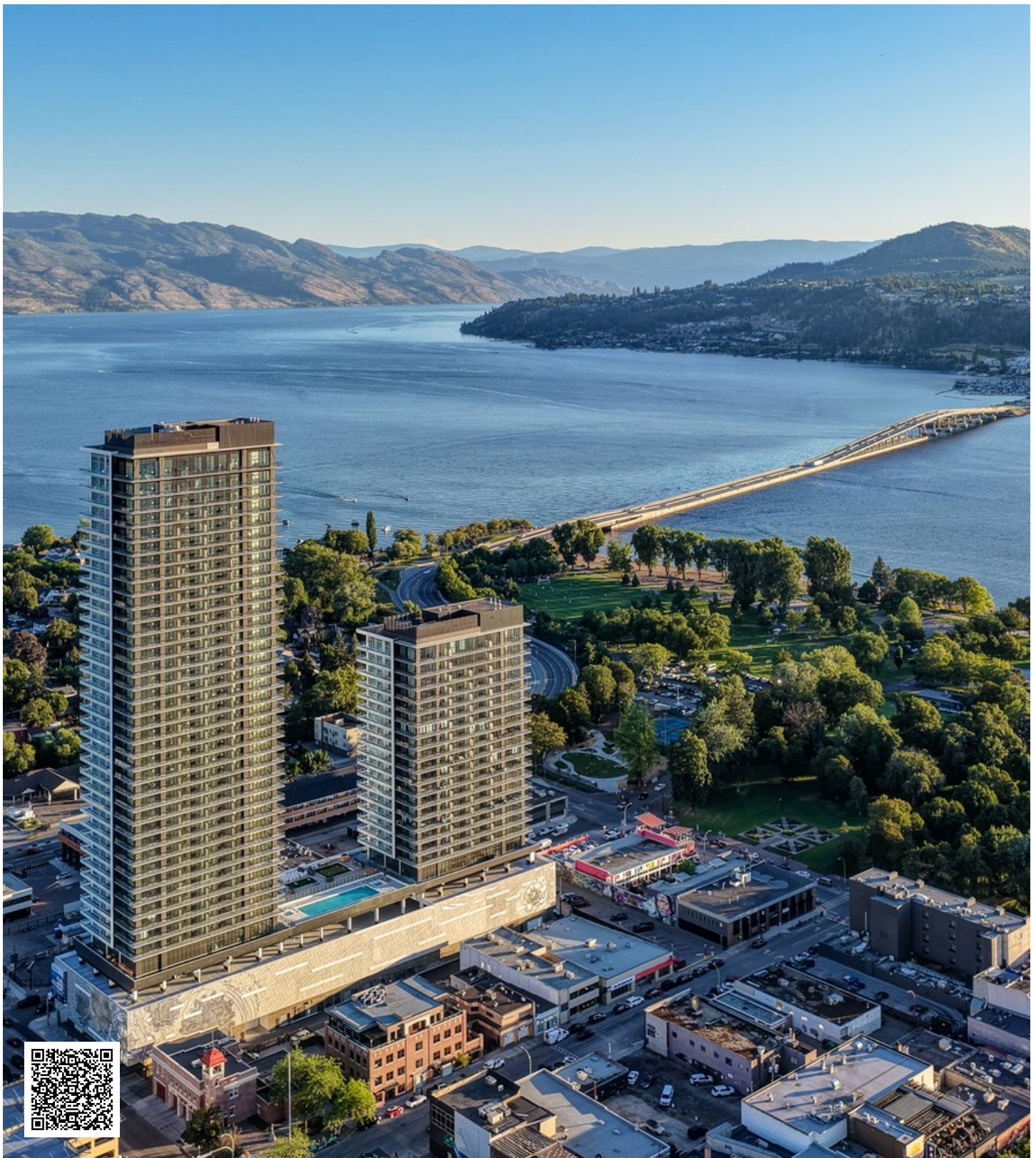




2107-238 LEON AVENUE, KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



2107-238 LEON AVENUE, KELOWNA

Perched on the 21st floor of Water Street by the Park, this southwest corner residence captures panoramic views of Okanagan Lake, City Park, the William R. Bennett Bridge, downtown Kelowna, and the surrounding mountains through walls of floor-to-ceiling glass.

Offering three bedrooms, a den, 1,400 sq. ft. of interior living, and almost 500 sq. ft. of wraparound outdoor space, this is elevated downtown living designed for every season.

The open-concept interior pairs warm wood cabinetry, quartz surfaces, and premium Fulgor Milano appliances with soaring 10-foot ceilings, heated bathroom floors, motorized blinds, upgraded closet systems, and seamless indoor-outdoor flow.

The expansive terrace extends the living space, creating front-row seating for sunrise coffees, summer evenings, and the ever-changing lake views.

Beyond your front door, The Deck delivers one of Kelowna's most impressive private resort experiences. Swim in the heated outdoor pool, unwind in the hot tubs, practice your putting, work out in the fitness centre, yoga or spin studio, enjoy the golf simulator, theatre, wine tasting room, sauna, steam room, art studio, business centre, and beautifully designed gathering spaces.

Complete with two side-by-side parking stalls and bike storage, all just steps from the waterfront, City Park, restaurants, shopping, and Kelowna's vibrant downtown lifestyle.

DETAILS

Address	2107-238 Leon Avenue, Kelowna, BC, V1Y 1J9	Bedrooms	3
City	Kelowna	Bathrooms	2
		Finished Area	1,402 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	UC1
Sewer	Connected	Legal Description	STRATA LOT 133 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS11271 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
View	Lake, Mountains, Bridges, City, Water, Valley, Panoramic		
Waterfront	Lake	Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	1,402 Sq. Ft.	Parking	2 Garage Spaces
Year Built	2025		Garage, Garage Door Opener, On Site, Secured, Parkade
Storeys	1		Strata Parking Type:CP - Assigned by Strata/Assoc
Pool	Pool, In Ground, 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		

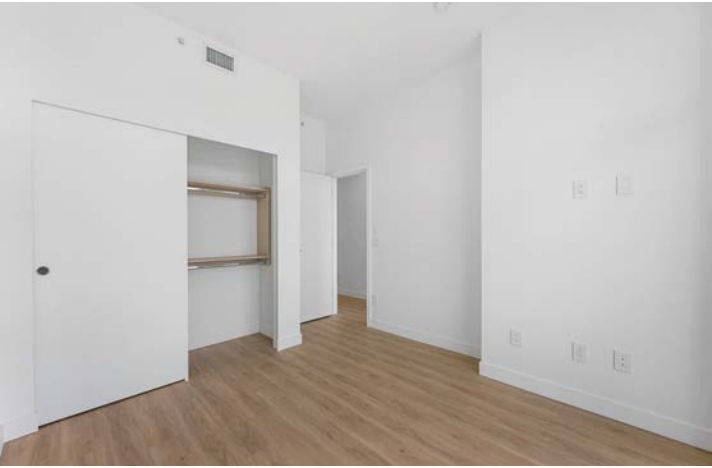
ROOM SIZES

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















2107-238 Leon Ave, Kelowna, BC

Main Floor Exterior Area 1401.79 sq ft
Interior Area 1312.76 sq ft



PREPARED: 2026/07/14



White 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

- Perched on the 21st floor of Water Street by the Park, this exceptional 3-bedroom plus den residence offers approximately 1,400 sq. ft. of living space and nearly 500 sq. ft. of wraparound outdoor space, blending luxury, comfort, and effortless indoor-outdoor living in the heart of downtown Kelowna
- 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 glazing
- Contemporary minimalist design blends warm wood tones, soaring 10-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 to enjoy sunrise to sunset lake, city, and mountain views
- Includes two side by side secure parking stalls, 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 oven
- Panasonic Genius microwave
- Panelled Fulgor Milano refrigerator/freezer
- Fulgor panelled dishwasher
- Whirlpool wine fridge
- Whirlpool washer
- Whirlpool dryer

Mechanical

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

ONE LEVEL LIVING

Kitchen/Dining

- Striking European-inspired kitchen finished with light oak tone cabinetry 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
- Full quartz backsplash, soft-close cabinetry, push-latch hardware, quartz surfaces, and minimalist detailing deliver a refined contemporary aesthetic
- Dining area is between the kitchen and living areas, creating an elegant setting for everyday dining or entertaining with floor-to-ceiling glazing and direct access to the wraparound deck for a stunning backdrop of lake, city & 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 10-foot ceilings and expansive glazing 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 effortless 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 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, the bridge, Okanagan Lake, and the surrounding mountains, along with a double closet with custom built-in storage systems
- The third bedroom features floor-to-ceiling glazing with direct balcony access, panoramic park, bridge, lake, and mountain views, plus a double closet complete with custom built-in storage systems

Two Bathrooms

- 5-piece primary ensuite features heated porcelain tile flooring, a double vanity with flat front, oak tone cabinetry, a white quartz countertop, 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 white vanity with 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

LOCATION



2107-238 LEON AVENUE, KELOWNA

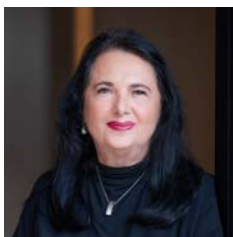


Perched on the 21st Floor
With Multiple Amenities

Elevated above downtown Kelowna, this exceptional southwest-corner residence pairs panoramic Okanagan Lake views with sophisticated contemporary design. A private resort experience and expansive outdoor living create an extraordinary urban lifestyle.

—Jane Hoffman

Follow Jane Hoffman Realty



PRESENTED BY

JANE HOFFMAN

Personal Real Estate Corporation

250-862-7800

jane@janehoffman.com



CO-LISTED BY

ISAAC TIEN

Real Estate Professional

250-826-4579

isaac@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