



1101-1160 BERNARD AVENUE, KELOWNA

Presented by

Sherry Truman

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



1101-1160 BERNARD AVENUE, KELOWNA

Imagine coming home to a place where the city, lake and mountains become part of your everyday backdrop. Set high above Kelowna on the 11th floor of Centuria, this exceptional 2,081 sq. ft. residence offers 2 bedrooms, 3 bathrooms and an extraordinary 550+ sq. ft. north-facing terrace with glass railings, gas hookup and retractable sun and wind screens, an inviting place to dine, relax and take in the Okanagan landscape.

Inside, soaring 9-foot ceilings and expansive windows bring natural light into the generous living, dining and family spaces, creating an atmosphere that feels both refined and welcoming. The kitchen pairs warm wood cabinetry with granite counters, tile backsplash, under-cabinet lighting and an oversized island with seating for six.

A gas fireplace adds warmth to the family room, while the west-facing primary suite captures beautiful lake and city views, with a walk-in closet, additional storage and a five-piece ensuite featuring a soaker tub and separate tiled shower. The second bedroom offers its own four-piece ensuite and views toward Dilworth Mountain.

Updates include 2 heat pumps and a new washer/dryer in 2025, retractable deck screens in 2022, updated kitchen appliances and a new hot water tank.

Centuria offers resort-style amenities including a pool, hot tub, sauna, steam room, fitness centre and gathering spaces. Two parking stalls and a storage locker complete the offering, with downtown dining, shopping and the waterfront just moments away.

DETAILS

Address	1101-1160 Bernard Avenue, Kelowna, BC, V1Y 6R2	Bedrooms	2
City	Kelowna	Bathrooms	3
		Finished Area	2,081 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	CD17
Sewer	Connected	Legal Description	STRATA LOT 122 DISTRICT LOT 137 OSOYOOS DIVISION YALE DISTRICT STRATA PLANKAS3399 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TOTHE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
View	Lake, Mountains, City, Water	Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	2,081 Sq. Ft.	Fireplace	1 Fireplace (Gas, Insert)
Year Built	2008	Parking	2 Garage Spaces On Site, Parkade Strata Parking Type:LCP - Limited Common Property
Storeys	1	Construction	Brick, Other
Pool	Pool, Outdoor, Heated	Foundation	Concrete Perimeter
A/C	Central Air	Exterior Features	Balcony, Hot Tub
Heating	Heat Pump		
Interior Features	Kitchen Island, Double Vanity, High Ceilings		
Monthly Fees	\$773.15		

ROOM SIZES

- Main Level**
Family Room: 10'9" x 19'4"
4-Piece Ensuite Bath: 8'9" x 5'6"
Living Room: 15'8" x 35'3"
Laundry: 9'0" x 5'6"
Kitchen: 10'1" x 14'3"
Primary Bedroom: 15'1" x 25'8"
Dining Room: 10'2" x 10'4"
Bedroom: 13'4" x 18'3"
5-Piece Ensuite Bath: 8'5" x 17'4"
2-Piece Bathroom: 5'10" x 6'0"

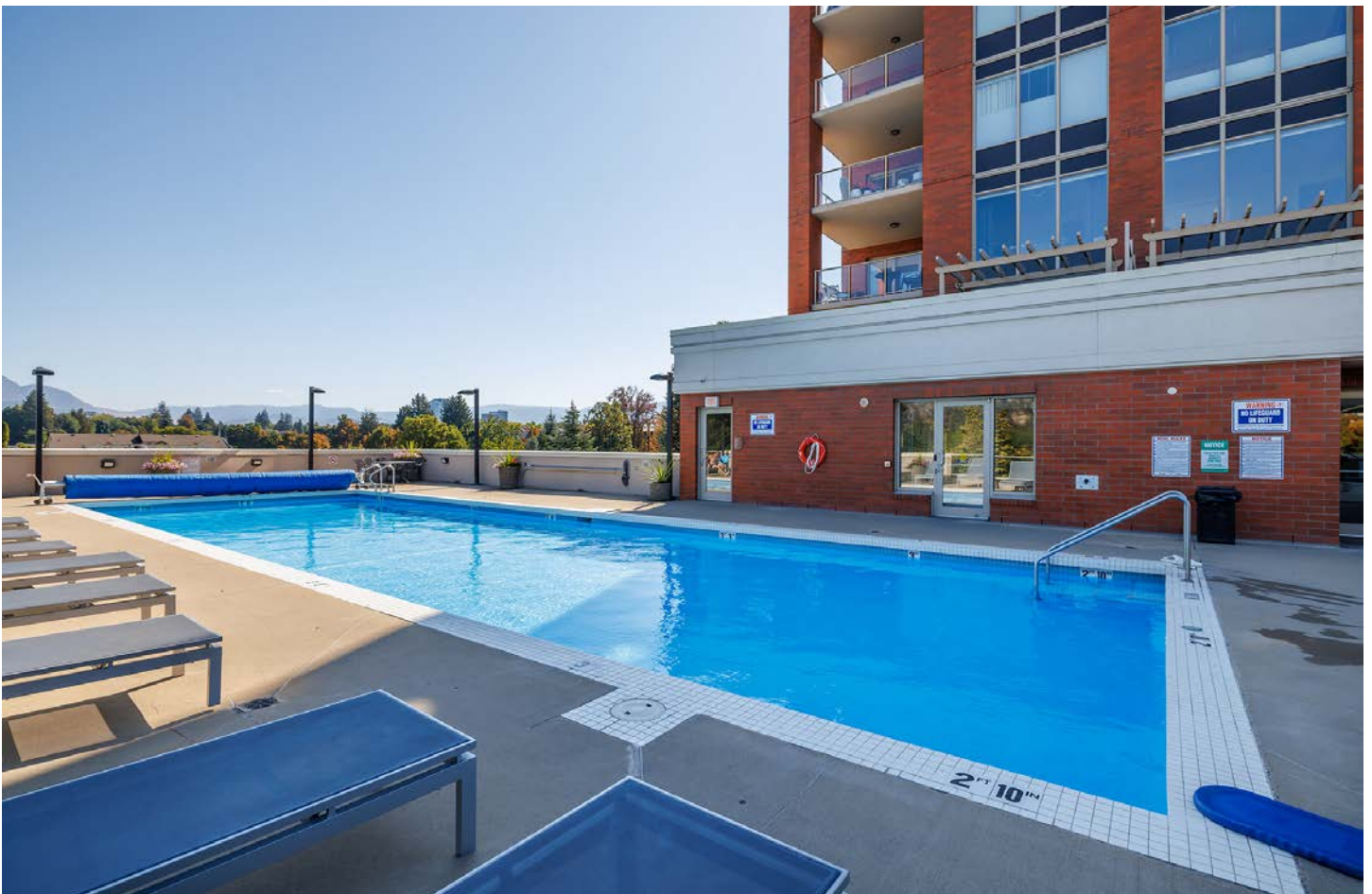


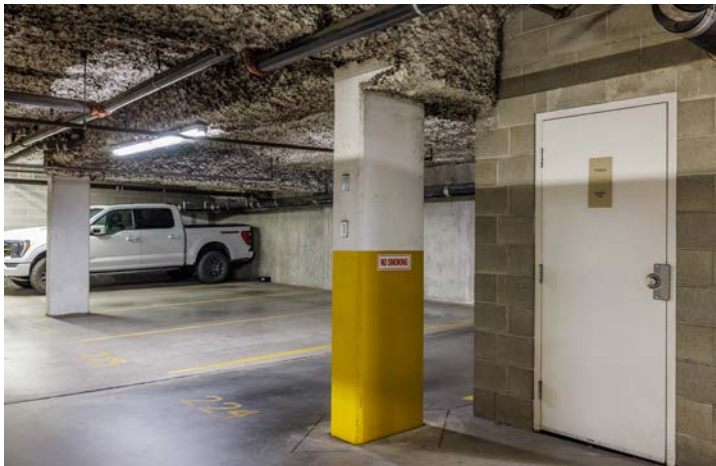












1101-1160 Bernard Ave, Kelowna, BC

Main Floor Interior Area 1980.63 sq ft



0 4 8 ft

PREPARED: 2026/09/24



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

- Spacious 11th-floor residence in Centuria offering 2 bedrooms and 3 bathrooms with an open, well-proportioned layout designed for comfortable single-level living
- Approximately 2,081 sq. ft. (taken from strata plan) of interior living space complemented by an impressive 550+ sq. ft. private terrace
- 9' ceilings and large windows throughout bring abundant natural light into the home while showcasing elevated views across the city, Okanagan Lake, Knox Mountain and Dilworth Mountain
- Cork, carpet and tile flooring provide comfortable, durable finishes throughout the residence
- Generous open living areas provide inviting spaces for living, dining and relaxing while maintaining an easy connection to the kitchen and terrace
- Upgrades include KitchenAid kitchen appliances replaced in 2016, hot water tank in 2017, retractable terrace screens in 2022, and washer, dryer and 2 heat pumps in 2025
- Expansive private terrace extends the living space outdoors with covered areas, glass railings, gas hookup and retractable sun/wind screens
- Terrace captures sweeping lake, city and mountain views with ample room for multiple outdoor seating and dining areas
- 2 dedicated parking stalls (225 & 226) plus a large storage locker adjacent to the parking stalls at garage level
- Centuria amenities include an exercise room with cardio and weight-training equipment, change rooms, outdoor pool and hot tub with city and mountain views
- Main-level building amenities include rentable office space and a multi-purpose room with kitchen
- Central Kelowna location offers a convenient lock-and-go lifestyle within walking distance of shopping, dining, recreation, public transportation and the lakefront

Inclusions

- KitchenAid range
- KitchenAid microwave
- KitchenAid refrigerator
- KitchenAid dishwasher
- GE stacking washer and dryer

Mechanical

- Forced-air heating
- Central A/C
- 2 x heat pumps (2025)
- 100-amp service panel
- Bradford White hot water tank (2017)

ONE LEVEL LIVING

Kitchen

- Spacious kitchen with cork flooring, granite countertops, tiled backsplash and under-cabinet lighting
- Rich wood cabinetry provides generous storage and complements the warm tones of the cork flooring
- Large central island with seating for 6 creates a natural gathering space with 3 pendant lights and an undermount double sink
- Kitchen opens directly to the surrounding dining and living spaces for an easy-flowing layout

Dining

- The dining area is positioned alongside the kitchen and open living spaces
- East-facing window brings natural light into the space
- Chandelier defines the dining area while maintaining the open connection to the kitchen and family room

Family Room

- Comfortable family room with east-facing windows capturing city, lake and mountain views
- Gas fireplace provides a warm focal point within the open living area
- Seamless connection to the kitchen and dining area creates a spacious yet defined everyday living space

Living Room

- Generously sized living room with west-facing windows capturing Okanagan Lake and city views
- Large windows on multiple exposures fill the principal living areas with natural light and take advantage of the home's elevated position
- Direct access to the expansive terrace extends the living space outdoors

Two Bedrooms

- The primary bedroom features carpeting, west-facing window with lake and city views, roller blinds, walk-in closet, additional sliding-door closet and private 5-piece ensuite
- The second bedroom features carpeting, a large window capturing city and Dilworth Mountain views, closet and private 4-piece ensuite

Three Bathrooms

- 5-piece primary ensuite features wood cabinetry, granite countertop, 2 undermount sinks, 2 wall-mounted mirrors with vanity lighting, large soaker tub, fully tiled walk-in shower, private water closet and window capturing lake views
- 4-piece ensuite features tile flooring, wood vanity with granite countertop, an undermount sink, a wall-mounted mirror with vanity lighting and tub/shower combo with tiled surround
- 2-piece powder room features a wood vanity with granite countertop, an undermount sink, a wall-mounted mirror and a 4-light vanity fixture

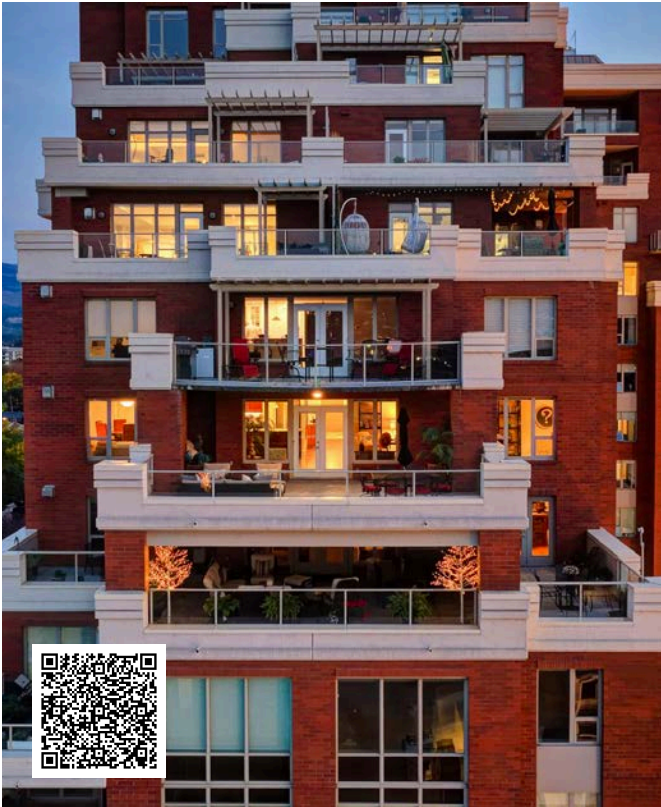
Laundry

- Laundry room with tile flooring
- GE stacking washer and dryer replaced in 2025

LOCATION



1101-1160 BERNARD AVENUE, KELOWNA



Set High Above Kelowna On the 11th Floor of Centuria

Elevated downtown living with approximately 2,000 sq. ft. of beautifully designed space, showcasing spectacular views in this exceptional location in the heart of Kelowna.

— Sherry Truman

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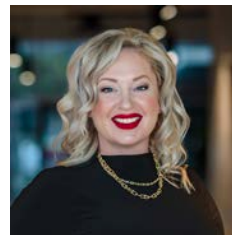
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Measurements taken from iGuide. Rooms sizes are approximate and include hallways and bathrooms. Buyer to verify measurements if deemed important. This marketing is not intended to solicit properties already listed for sale nor is it intended to cause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



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