

1401-1232 ELLIS STREET, KELOWNA

Presented by

Jane Hoffman

Personal Real Estate Corporation

JANE HOFFMAN

REALTY



1401-1232 ELLIS STREET, KELOWNA

Gorgeous modern penthouse in a prime downtown Kelowna location. This home has it all — sweeping lake and city views, beautiful finishings, and a spacious covered patio for watching the sunset over the lake.

Upon entry to the home, you're immediately greeted by sensational views from the floor-to-ceiling windows in the living room. Enjoy open concept living with rooms that flow seamlessly from one space to the next, ideal for entertaining. The kitchen was expertly designed, providing ample room for storage, a large center island for hosting, professional stainless-steel appliances, and a servery directly off the kitchen.

From the main living area, step out to the 550 sq. ft. wrap-around deck to enjoy Okanagan outdoor living. From here, you'll be mesmerized by the gorgeous Okanagan Lake and city views.

This home offers an excellent floor plan, with the primary bedroom and second bedroom located on either side of the home, adding privacy. The primary bedroom features a walk-in closet and a 5-piece ensuite bathroom with a glass-enclosed shower, soaker tub, and a separate water closet. The second bedroom also features a 4-piece ensuite bathroom and a walk-in closet. Lake view family room with built-in storage.

This unit comes with 2 parking spaces and a secure storage locker. For those looking to live in an urban setting within walking distance to the lake, restaurants, and shopping, this is the perfect home.

DETAILS

Address	1401-1232 Ellis Street, Kelowna, BC, V1Y 0J6
City	Kelowna
Bedrooms	2
Bathrooms	3
Finished Area	2,000 Sq. Ft.

SPECIFICATIONS

Water	Municipal
Sewer	Connected
Features	Central Business District, Easy Access, Paved, Views, Near Public Transit, Level
View	Lake, Mountains, City, Water, Valley
Zoning	UC1a
Legal Description	STRATA LOT 90, PLAN EPS4413, DISTRICT LOT 139, OSOYOOS DIV OF YALE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Ownership	Freehold, Strata

BUILDING FEATURES

Finished Area	2,000 Sq. Ft.
Year Built	2018
Storeys	1
A/C	Central Air
Heating	Forced Air, Electric, Heat Pump
Interior Features	Kitchen Island, Double Vanity, Pantry
Monthly Fees	$885.78
Fireplace	Fireplace (Electric)
Parking	Secured, Parkade, Parking Spaces, Underground Strata Parking Type:CP - Assigned by Strata/Assoc
Construction	Concrete
Foundation	Concrete Perimeter
Exterior Features	Balcony

ROOM SIZES

Main Level
Other: 7'9" x 6'6"
Primary Bedroom: 14'10" x 16'5"
Foyer: 12'0" x 4'8"
Other: 14'10" x 6'1"
Other: 4'10" x 11'2"
Living Room: 13'6" x 26'10"
Laundry: 6'2" x 7'10"
Kitchen: 17'6" x 9'8"
Family Room: 8'11" x 12'4"
Dining Room: 8'10" x 27'0"
Bedroom: 11'4" x 19'1"
5-Piece Ensuite Bath: 13'3" x 8'7"
4-Piece Ensuite Bath: 11'8" x 10'5"
2-Piece Bathroom: 4'10" x 7'6"































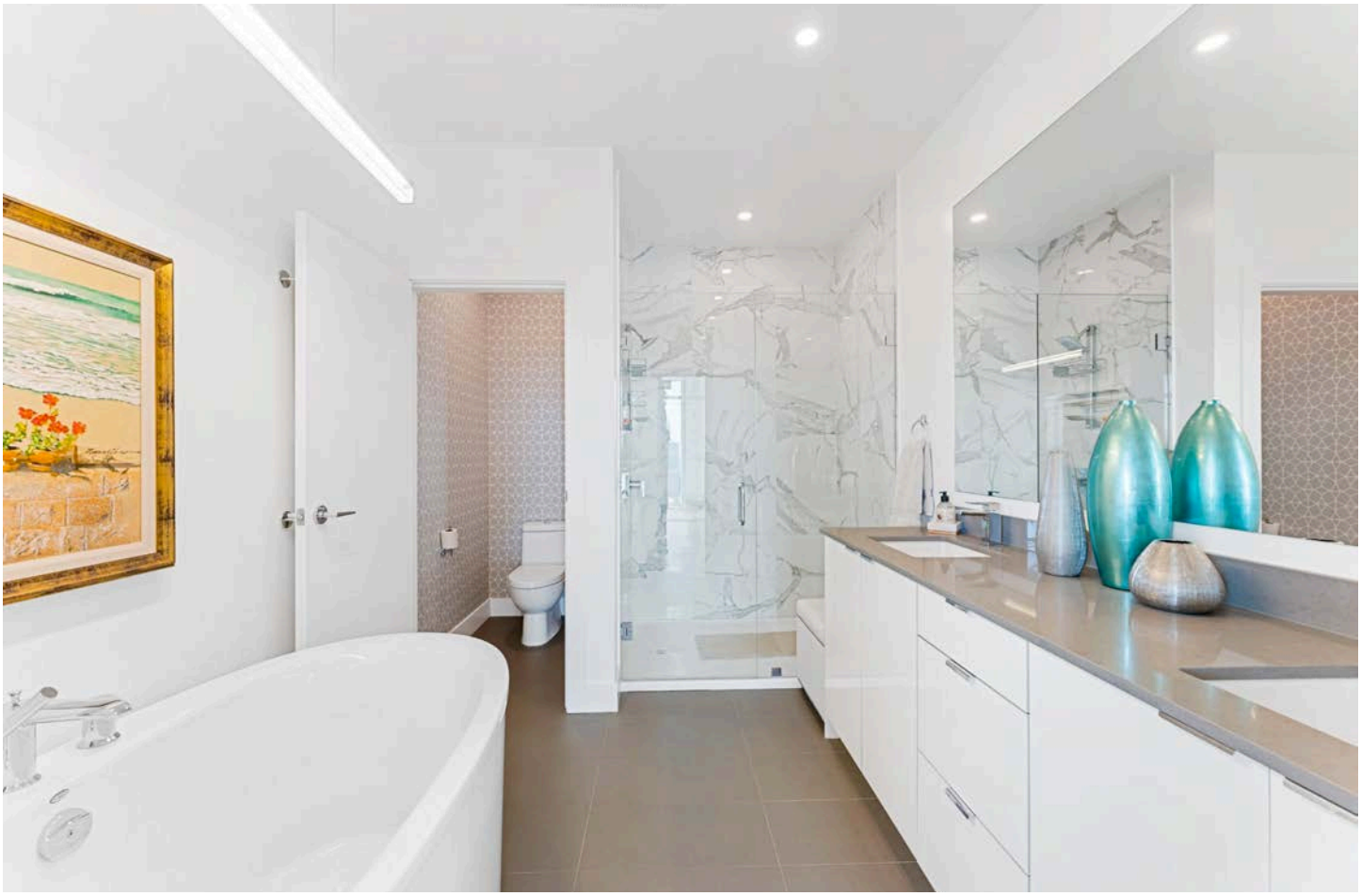




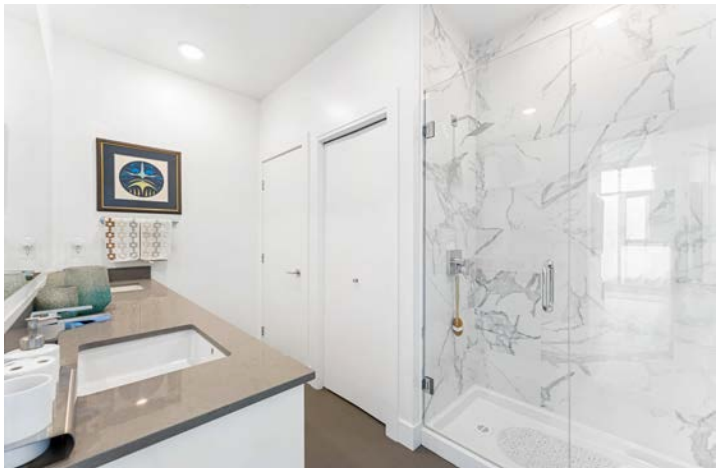
















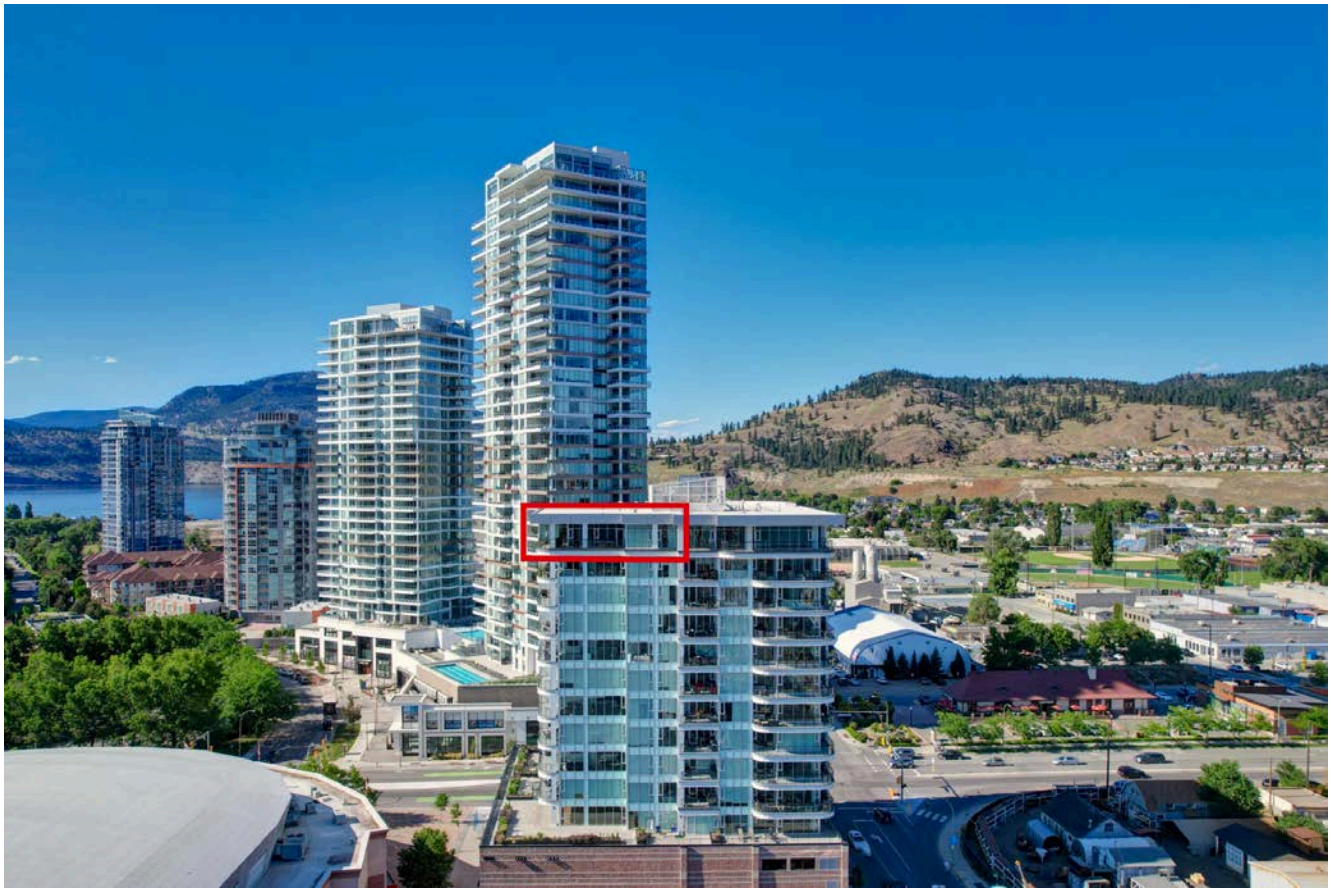












1401-1232 Ellis St, Kelowna, BC

Main Floor Exterior Area 2000.13 sq ft
Interior Area 1878.27 sq ft



0 5 10 ft

PREPARED: 2023/09/23

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

- Corner penthouse residence at Ellis Parc, offering an elevated downtown lifestyle with panoramic views of Okanagan Lake, mountains, city skyline and William R. Bennett Bridge
- Approx. 2,000 sq. ft. of thoughtfully designed, bright living space with 2 bedrooms & 3 baths
- Quality construction by Maple Reinders with extensive owner upgrades & contemporary finishes
- Dramatic floor-to-ceiling windows frame the spectacular surroundings, creating an impressive connection between the interior living spaces and the Okanagan landscape
- Over 550 sq. ft. of covered wraparound deck space features floating tile flooring, recessed lighting, propane barbecue connection and water bib, providing an exceptional setting for outdoor dining, entertaining and relaxing above the city, access from 3 areas of the home
- Beautifully designed open-concept living and dining spaces offer uninterrupted views and a seamless connection to the expansive outdoor deck
- Extensive upgrades include updated kitchen countertops and appliances, LED lighting, Somfy motorized blinds, upgraded electrical panel, dimmer switches, keypad entry and security system
- Wide-plank vinyl flooring flows throughout the main living areas, complementing the home's clean contemporary design
- The family room offers a comfortable second living space with custom cabinetry providing storage and shelving surrounding the Dimplex electric fireplace
- Two spacious bedrooms with ensuites and walk-in closets, excellent separation & privacy
- Two extra-large secure parking stalls, numbered 58 and 59, with a 110V power outlet, EV power supply with strata approval
- Dedicated storage locker (#1401) provides additional space for seasonal belongings
- Residents enjoy access to fourth-floor amenities, including fitness equipment and a meeting room with kitchen facilities
- Pet-friendly building with restrictions, and long-term rentals permitted, subject to current strata bylaws
- Outstanding central location in the heart of downtown Kelowna, within walking distance of waterfront parks, beaches, restaurants, shopping and entertainment
- Convenient access to walking & cycling trails, local wineries, breweries and the many recreational options

Inclusions

- KitchenAid induction range
- Fisher & Paykel refrigerator/freezer (2023)
- KitchenAid dishwasher
- KitchenAid microwave
- KitchenAid Beverage refrigerator
- Electrolux washer and dryer

Mechanical

- Upgraded electrical panel
- Somfy motorized window blinds
- LED lighting upgrades
- Keypad entry with automatic locking feature
- Security alarm system
- Dimplex electric fireplace with remote

ONE LEVEL LIVING

Kitchen

- Beautifully appointed contemporary kitchen featuring polished white flat-panel cabinetry with soft-close hardware, quartz countertops and decorative tile backsplash
- Full-height upper cabinetry provides generous storage, complemented by sleek stainless-steel hardware and undercabinet lighting
- Large central island with updated white quartz countertop, undermount sink and seating for four
- Premium stainless steel appliance package includes KitchenAid induction range, dishwasher and microwave, along with a Fisher & Paykel refrigerator/freezer
- Tray ceiling with recessed lighting enhances the kitchen's clean architectural lines
- Open-concept design connects seamlessly with the dining and living areas, creating an inviting space for everyday living and entertaining

Butler's Pantry

- Walk-in pantry with open upper shelving and lower cabinetry featuring soft-close hardware
- Built-in beverage refrigerator and wall-mounted wine storage provide convenient entertaining amenities
- Extensive shelving and countertop space offer additional storage and preparation areas
- Practical extension of the kitchen, designed to keep the main entertaining spaces organized

Dining Room

- Generously proportioned dining area with wide-plank vinyl flooring and a contemporary linear chandelier
- Expansive floor-to-ceiling windows frame breathtaking lake, mountain and city views
- Open connection to the kitchen and living room creates a seamless entertaining space
- Ample room for a large dining table, ideal for hosting family and friends

Living Room

- Spectacular corner living room surrounded by floor-to-ceiling windows capturing panoramic views of Okanagan Lake, the mountains and downtown Kelowna
- Generous seating area provides an inviting setting for relaxing or entertaining against a dramatic backdrop
- Multiple glass doors open to the covered wraparound deck connecting the interior with the expansive outdoor living space
- Recessed lighting and clean architectural lines complement the home's modern design

Family Room

- Inviting secondary living space surrounded by floor-to-ceiling windows, capturing lots of natural light and the city views
- Contemporary feature wall with Dimplex electric fireplace with remote control
- Custom built-in cabinetry with open display shelving, undercabinet lighting and concealed wiring for television and sound equipment
- Flexible layout ideal for a home office, reading retreat or comfortable media room
- Convenient separation from the main living area provides an additional private gathering space

Two Bedrooms

- Primary bedroom features a custom king-sized bed frame with integrated floating nightstands, a decorative feature wall, expansive floor-to-ceiling windows, a walk-through closet positioned behind the bed with custom cabinetry, a luxurious five-piece ensuite and private access to the covered balcony
- The second bedroom features west-facing windows showcasing beautiful lake and mountain views, a walk-in closet with custom built-in organizers and a private 4-piece ensuite

Three Bathrooms

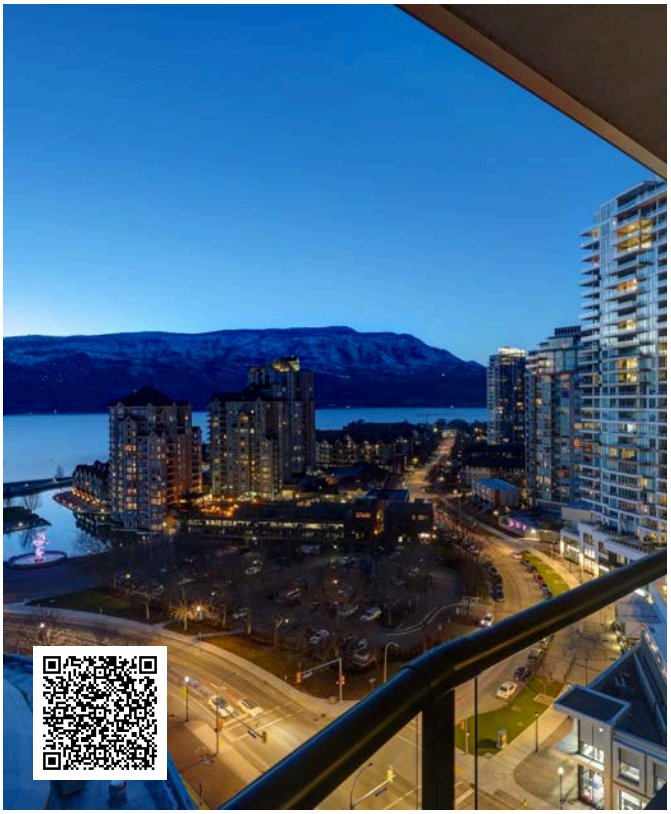
- 5-piece primary ensuite features tile flooring, a double vanity with polished white cabinetry, a quartz countertop with 2 undermount sinks, a freestanding soaker tub beneath a contemporary linear light fixture, an oversized walk-in shower with floor-to-ceiling polished tile and frameless glass enclosure, and a private water closet
- 4-piece ensuite features tile flooring, a double vanity with quartz countertops and 2 undermount sinks, a wall-mounted vanity mirror, linen storage, a fully tiled walk-in shower with frameless glass enclosure and private water closet
- 2-piece powder room features tile flooring, accent wallpaper, a contemporary vanity with quartz countertop and undermount sink, a wall-mounted mirror and decorative pendant lighting

Laundry Room

- Spacious laundry room with tile flooring and extensive storage
- Polished white upper and lower cabinetry with quartz countertops and a undermount stainless steel wash sink, o1401pen shelving for household organization
- Electrolux stacked front-load washer and dryer
- Conveniently positioned near the entry and main living spaces

LOCATION


1401-1232 Ellis Street, Kelowna, BC, V1Y 0J6
Traders Cove
97
ELLISON
REID'S CORNER
DILWORTH
GLENMORE
RUTLAND
Kelowna
97
BELGO - BLACK MOUNTAIN
West Kelowna
Okanagan Lake
South Kelowna
GALLAGHERS CANYON
WESTBANK
Google
Map data ©2026 Google



Elevated Penthouse Living
In a Prime Downtown Location

This exceptional penthouse pairs sweeping lake and city views with refined interiors and an expansive 600 sq. ft. wraparound terrace. Enjoy this refined escape in the heart of Kelowna, where every sunset becomes an experience in effortless luxury.

— Jane Hoffman

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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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