



2021 ABBOTT STREET

STUNNING HOME ON A
PREMIUM LOT IN THE HEART
OF KELOWNA'S ABBOTT
CORRIDOR

OFFERED AT \$1 849 000



PROPERTY DETAILS

- 2244 SQUARE FEET
- 3 BEDROOM/2 BATHROOM
- 0.21 ACRES
- DEVELOPMENT POTENTIAL
- STEPS TO THE BEACH
- MLS#10307248



VRECKO
REAL ESTATE GROUP

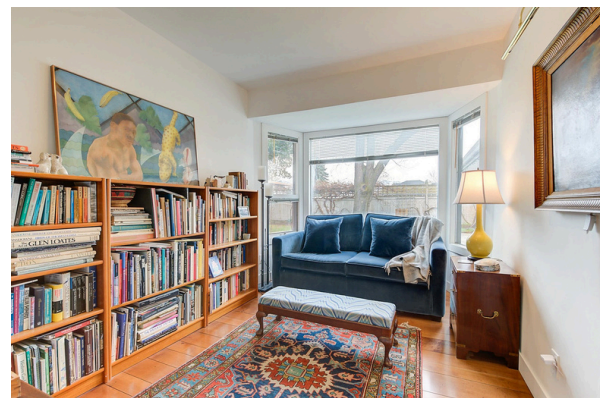
250-250-575-6448
info@quincyvrecko.com



- Renovated in 2010
- One level living wrapping around the yard
- Newer kitchen overlooking the backyard
- Wood burning fireplace
- Art walls
- Skylights
- Local Easter Maple hardwood floors
- New ensuite with walk in shower
- Large primary closet



- 200 AMP service
- Double pane windows
- Hot water on demand
- Newer furnace and AC
- New Zoning allows for 4 plex
- Lane Access
- Corner Lot
- New multi million dollar home next door being built

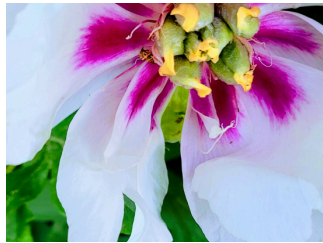
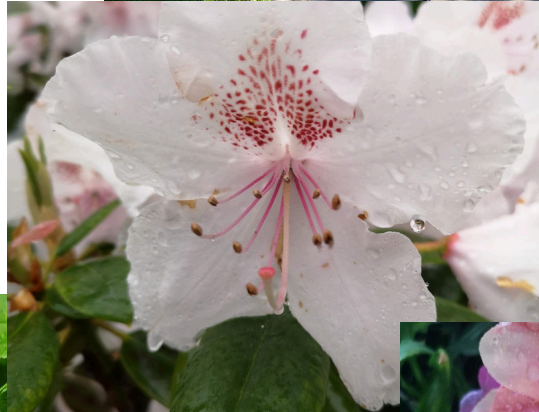


Stunning Landscaping

Professionally designed, this stunning yard is sprawling with lush with vegetation and offers an array of beautiful perennials adding depth and color with deep green shrubs and ferns.

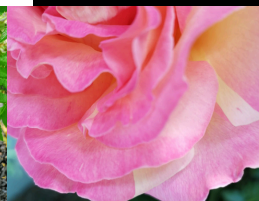
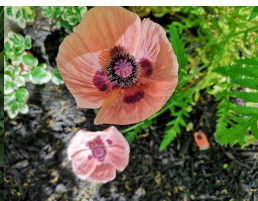
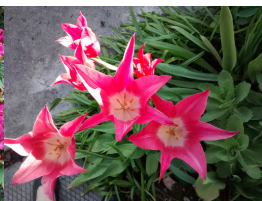
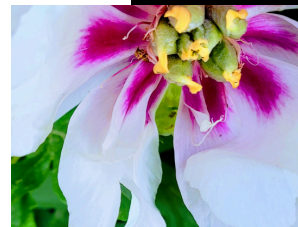
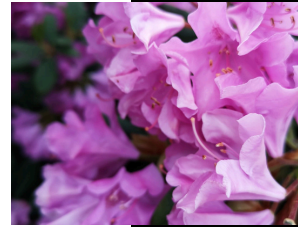
The century old Sunburst locust trees tower over the yard offering shade from the Okanagan sun.

This park like private oasis is perfect space to relax and unwind.



An impressive line up of vegetaion

- Hinoki cypress
- Crabapple
- Ferns
- Yew
- Palms
- Dogwood
- Plum
- Burning bush
- Yuccas
- Ladies Mantle
- Begonia
- Climbing rose
- Clematis
- Hydrangia
- Day lilly
- Flowering Spirea
- Peony
- Iris
- Lilly of the Valley
- Elderberry
- Poppiy
- Lilack
- Ivy
- Halaboris
- Grasses
- Rock Cress
- Allium





Location, Location , Location

The Abbott Corridor has undergone extensive improvements to include miles of walking and biking lane along this tree lined street.

Step out your front door and you are minutes to city parks, beaches and lake Okanagan.

Stroll the pathway system to enjoy the amenities of South Pandosy or Downtown Kelowna.



Area Amenities

This area has an abundance of amenities just walking distance away.

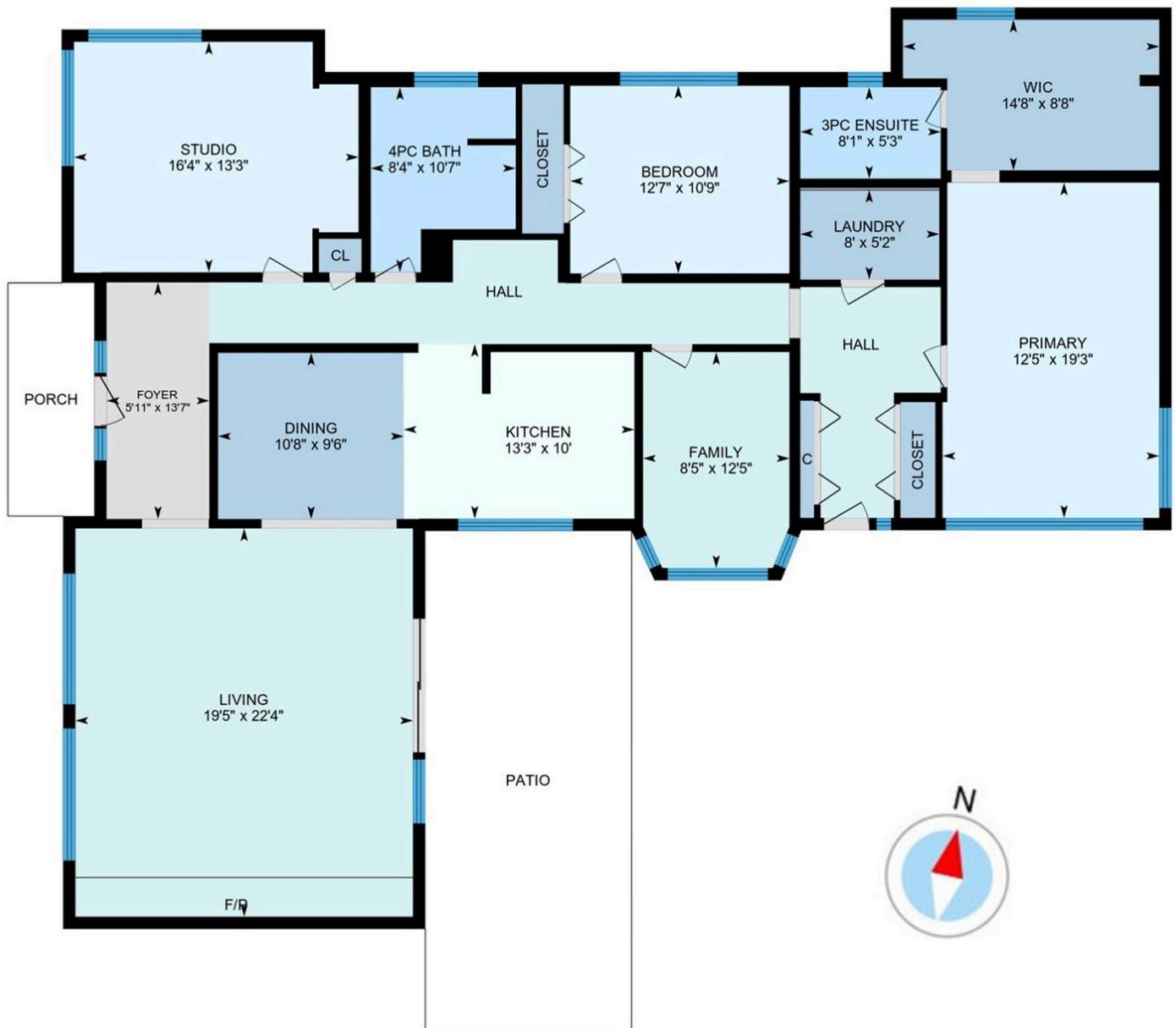
Whether you are looking for grocery stores or services, quaint coffee shops or restaurants, or to get in some local shopping this area has it all.

All your recreational needs are at your fingertips with parks, beaches and tennis courts abound.



FLOORPLANS

Total Square feet
2244



WELCOME TO 2120 ABBOTT STREET

This charming mid century modern home is located in the coveted tree lined Abbott Street corridor with walking and biking trails right out your front door. Situated on 0.21 of an acre, this park-like landscape is like something out of a magazine. With an abundance of perennials, shrubs and vines to add depth and color and towering mature trees for shade in the summer. The sprawling one level rancher was remodeled in 2010 while keeping the charm and character of the original design. Skylights throughout the home allow natural light in and art walls separate the space while letting light flow though each room. The home offers 3 bedrooms, 2 bathrooms and a den including the primary suite situated at the end of the left wing. This large bedroom has a walk in closet and ensuite with seamless shower. This desirable area of Kelowna is walking distance to all the amenities of South Padosy, Kelowna General Hospital and is just steps to community parks and the shores of Lake Okanagan. This an incredible investment opportunity as this corner lot is prime for redevelopment under the new provincial rules, allowing up to 4 units on property. Homes in the area are transforming into spectacular single family dwellings and upscale townhouses. Rich with history, this home was designed and built for "Tiny" Walrod, a well respected Kelowna man known for his role in the Okanagan fruit industry. Own a piece of Okanagan's history on the best street in Kelowna.





In the centre of it all

1 minute to the Lake
1 minute to shopping
15 minutes to the Airport

Kelowna South

South Pandosy Neighborhood exudes timeless charm and character. This well-established area boasts a rich history, making it one of the oldest neighborhoods in Kelowna. Its unique blend of historic homes adds a touch of nostalgia to this vibrant community.

South Pandosy is not just known for its historical appeal but also for its bustling shopping district that runs along Pandosy Street. This central location offers residents the convenience of proximity to all amenities, including beautiful beaches, diverse shopping options, parks, recreational facilities, and the downtown area.

For those seeking outdoor recreation, South Pandosy has an abundance to offer. Residents and visitors can enjoy the fantastic beaches at Boyce-Gyro Beach, Rotary Beach, and Kinsman Park, perfect for sunbathing, swimming, or picnicking.



Area Amenities

- Groceries
- Services
- Restaurants
- Coffee shops
- Shopping
- Art Galleries
- Recreation
- Walk and Biking Trails
- Beaches
- Watersports
- Tennis and Pickleball



VRECKO | REAL ESTATE
GROUP

Tracey Vrecko 250-575-6448

tracey@quincyvrecko.com




Macdonald
Realty