

**151 Lake Avenue**  
Kelowna, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10334889**



**\$1,475,000**

**3 Bedrooms | 2 Bathrooms | 1,412 Sqft**

Situated within the highly coveted Abbott St corridor, and steps away from Okanagan Lake, sits a private oasis in the heart of the city. This historical home was featured on HGTV series 'Love it or List it' in 2018, hosted by local icon and influencer, Jillian Harris. This 3 bed, 2 bath home offers a unique blend of historical heritage elegance with all of the modern conveniences. Hot water on demand, ductless mini split heating/cooling, gas fireplace, quartz countertops, engineered hardwood flooring throughout, custom tilework, heated bathroom flooring, exposed beams, skylights, open concept, this list goes on! Located across from Okanagan Lake with 3 of the sandiest beach access points, including an off leash dog beach! Experience the lush summer garden and irrigated yard space in ultimate privacy with the 8 foot fence surrounding this large corner lot (existing fence is grandfathered with the City at the current height). The existing home was built on one corner of the property, leaving room to build another home or leave as is. Current zoning is RU1 which would allow you to re imagine the property (subject to setbacks, site coverage, and feasibility) Live in the existing house while you build your dream home? Beach house Air BNB? Bring your designer; You've got options! Ideal proximity to downtown, shopping, dining, KGH, parks and beaches.



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