



THIS IS THE LAKESHORE PROPERTY YOU'VE BEEN WAITING FOR...THE PERFECT BLEND OF ELEGANCE WITH CASUAL FAMILY LIVING...AND COMPLETE PRIVACY! EXPANSIVE DECKS - PERFECT FOR OUTDOOR ENTERTAINING. CUSTOM BUILT BY SAN MARC HOMES.

2100 DEWDNEY ROAD, KELOWNA, BC

PROUDLY PRESENTED BY:



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KRISTY HUBER



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EXCEPTIONAL FEATURES

- Intercom system
- Laundry room: cabinets, counters for folding and sink, access to exterior
- Two staircases lead from main floor to lower level
- Hallway from the kitchen leads to the “car lover’s” garage. Lower garage has been converted into a “men’s club” complete with parquet floors, 50’s inspired play area with room for pool table shuffle board, etc.
- The garage features approx. 2200 sq. ft complete with a 36 ft bay and 12 ft height for an RV. 400 amp service
- Additional storage under staircase that leads to lower level
- Suspended concrete slab
- Solid panel Oak doors
- Approx. 1600 sq. ft. in decking
- Windows - top-of-the-line, 83% UV Ray/Solar reflective
- Exterior shower, propane outlet for BBQ
- Patton Hardwood floors
- Paved pathway leads to lakeside - accommodate a golf cart/ATV

ROOM SIZES

Living room:	22 x 18
Kitchen:	22 x 15.6
Dining Room:	12 x 11.5
Master Bedrm:	20 x 20
Bedroom:	18 x 10.2
Family Room:	25 x 14
Den/office:	16 x 13.10
Bedroom:	10 x 10
Laundry:	12 x 9

PLEASE NOTE: ALTHOUGH THE INFORMATION HEREIN IS BELIEVED TO BE FROM RELIABLE SOURCES. PROSPECTIVE BUYERS SHOULD SATISFY THEMSELVES AS TO ITS ACCURACY. ALL MEASUREMENTS ARE APPROXIMATE.





Entry

- Covered front entry with pillars
- Solid Oak front door with two side lites
- Mirrored closet doors
- High ceilings, wide mouldings, pot lights
- Curved feature wall with floor-to-ceiling windows to capture the view
- An attractive 2- pce powder room with pedestal sink and tasteful decor is located adjoining the foyer

Great Room Area:

Living room:

- A wall of windows embraces the amazing views of Okanagan Lake!
- Central propane fuelled fireplace with finely crafted Walnut wood hearth
- High ceilings, recessed lighting
- Quality Berber carpeting
- Double French doors to view deck

Dining area:

- Wide elegant step down to open dining area
- Built-in Walnut buffet with roll out drawers & the other side of the buffet houses a bar fridge and more roll out drawers
- Offers a magnificent view









Kitchen:

- A dream kitchen designed with all the conveniences!
- King sized centre island creates a fabulous U-shaped design kitchen
- Custom quality Walnut kitchen with Oak inlay
- Central eating bar in an entertainer's delight and will accommodate approx. 10 people
- Suspended custom Walnut light fixture
- Hardwood flooring
- Built-in area for a microwave
- Instant hot water tap
- Spice rack organizer drawer
- Telephone desk area
- Under cabinet lighting
- Double sinks plus prep sink in eating bar
- Butler's pantry w/organizers and room for a freezer
- Eating nook is wrapped in windows - double doors lead to private covered aggregate patio and courtyard (lights & sound system) - a wonderful setting!
- Built-in Thermador convection oven
- Thermador cook-top with grill and exhaust vent and Thermador cook vent
- Built-in MayTag dishwasher
- Carefully planned with every convenience



Family Room:

- Built-in Walnut entertainment unit
- Glass doors lead to lake side deck
- A wall of windows captures the unobstructed view

Master Bedroom:

- Spacious main floor master bedroom
- You are sure to be impressed by the features of this deluxe bedroom
- King sized walk-in closet w/organizers
- Walls of windows to capture the view
- High ceilings
- Access to private hot tub view deck
- Built-in area for TV
- 2 -pce ensuite on main floor + luxury bathroom located below

This master ensuite is truly beyond compare:

- Soaker tub set in marble tile
- Circular glass block shower with two shower heads
- separate bidet/toilet area
- double sinks
- heated floors
- Large exercise room located adjoining the master bathroom

Additional Bedrooms:

- Two additional bedrooms are located in the lower level
- Full bathroom to service these bedrooms

MECHANICAL:

- Electrolux built-in vacuum system
- 3 heat pump systems for 3 zones of the house
- Central air conditioning
- Underground irrigation system
- Sewage treatment plant - "full rotary bacteria treatment plant" that pumps "sludge" - liquid goes to septic field located by the garage.



FEATURES AT A GLANCE:

LOT SIZE: 100 ft. of water frontage X 218 ft. depth

FINISHED LIVING AREA: 5126 Sq. ft. (meas. are approx.)

2578 sq. ft. on main & 2548 sq. ft. on lower level

AGE: Built in 1992

SEWER: sewage treatment plant - see details in Mechanical Systems.

WATER: McKinley Landing Irrigation District

TAXES: \$12,069.23 2008 gross

ROOF: shake **EXTERIOR:** stucco

HEATING: 3 heat pumps for 3 different zones - see Mechanical Systems

GARAGE: 4 car garage, 400 AMP service - has room for 36 ft. RV

LANDSCAPED: Mature landscaping. Underground sprinklers

BEDROOMS: 3 bedrooms.

BATHROOMS: 2 full plus 2 half bathrooms

INCLUSIONS: built-in May Tag dishwasher, Thermador cook-top, Thermador convection oven, garage door openers, built-in vacuum and attachments, boat lift capacity - 15000 lbs approx. (can accommodate at 38 ft. boat), security system.





