



Designed for Okanagan living.

Just over 2.1 acres nestled in the hills of Lake Country with stunning Lake & Mountain Views.

6200 sq. ft. of living space and 4000 sq. ft. of patio.

Immaculate landscaping, Gorgeous pool area.

Generous floor plan with 10 - 12' ceilings through out the main floor.

Highest quality in finishing details.

1725 Harrison Road - Lake Country, BC

Proudly Presented By :



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KRISTY HUBER



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Features at a glance:

Lot size: 2.1 acres

Age: Built in 2007

Finished Area: 6200 sq. ft.

Main: 3100 sq. ft.

Below Main: 3100 sq. ft.

Garage: More than triple

Taxes: \$6,339.00 for 2009

Exterior: Stone, Stucco

Roof: Tile Roof

Water: Private Utility

Sewer: Septic tank and field

Heating: Natural gas forced air, heat pump

Cooling: Central air conditioning

Fireplaces: 2 gas fireplaces

Bedrooms: 3

Bathrooms: 4 full bathrooms

Garage: 24 ft x 42 ft

Patio: 33 ft x 12 ft

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.

Room Sizes - Main Level

Living Room: 18 x 20

Kitchen: 21 x 20

Nook: 9 x 9

Master Bedroom: 18 x 14

Ensuite: 16 x 14

Family Room: 21 x 17

Dining Room: 12 x 14

Bedroom: 12 x 15.9

Bedroom: 12 x 15.8

Laundry: 11.9 x 10

Foyer: 9.9 x 7.3

Bathroom: 9 x 7

Bathroom: 6 x 6

Room Sizes - Lower Level

Games Room: 32 x 26

Media Room: 24 x 16.6

Wine Room: 10 x 4

Family Room: 15 x 21

Other: 14 x 11

Den/Office: 23 x 14

Bedroom: 13.7 x 11

Bathroom: 13 x 7









Exceptional Features

- A Stylish blend of cottage inspired living and lavish architectural detail, this home, located on just over 2 pristine, lake view acres embraces it's rural environment with comfort and style.
- Curb appeal abounds through an exciting ensemble of cultured stone, acrylic stucco and concrete tile, providing both drama and the suggestion of Old World influence to the front facade.
- Meanwhile a gently sloping rear elevation captures the essence of the Okanagan with its breathtaking views of Okanagan Lake and the surrounding mountains.
- Here, a spectacular salt water pool with fiber-optic lighting and 4,000 square feet of stamped concrete decking create a resort-quality atmosphere that can only be described as sublime.
- A pleasing open floor plan invites nature's splendor inside, successfully blurring the line between indoor and outdoor living.
- A spectacular location in a private rural setting with all the amenities, combine to provide an Okanagan lifestyle like no other.
- Two steps up from the stamped concrete driveway, a covered porch leads to the formal entry of the home where twin frosted glass doors with an overhead transom open to the grand cathedral-ceiling in the foyer.
- Greeted by the grand views of nature, even from here one can appreciate the abundance of windows and a series of glass doors on the rear elevation that allow breezes to mingle with the elegant, open interior.
- Though strikingly contemporary, interior details of the home remain sensitive to the rugged aspects of its old world inspired architecture.
- Paneled windows, perfect sight lines and restrained symmetry in the structure combined with slate, granite, alder and walnut finishings.
- Walls toned in Siena and earthen hues complement the colors of nature brought in by wide vistas of scenery.
- Decorative tray ceilings carry from room to room creating an overall refined look.
- Graceful columns define the transition from formal and casual living spaces.
- An open arrangement of the great room, formal dining room and gourmet kitchen create the home's quintessential "gathering zone".

- Wrapping counters and a food preparation island in the gourmet kitchen permit the cook to enjoy conversations with guests and views of Okanagan Lake and the pool area through the area's plethora of windows.
- A gas fireplace framed by oversized slate tiles and overhead recessed lighting in the adjacent great room, which also offers wide views of the lake and glass door access to the pool area.

Exterior Features

- This 2 plus acre property is fully landscaped and irrigated.
- The home comes equipped with a ride-on lawnmower, a John Deere 120, 48 inch cutting deck, and bagging attachment. A 48 inch snow blower attachment is part of this complete maintenance package, making lawn care or snow removal of snap.
- At the rear of the home, a spectacular 20' x 40' saltwater pool is located.
- This pool has three water features, along with fiber-optic lighting, 9 ft. deep end, and 4000 sq. ft. of stamped concrete decking; pool house has a toilet sink and shower.
- Wrapping the rear of the house are three unique covered deck areas, outfitted with four overhead exterior fans, two high efficiency heaters, three gas BBQ outlets, and a flat screen TV.

Location

- This home is located in Lake Country, British Columbia and sits on just over two sloping, lake view acres.
- This property provides, privacy, peace and quiet, a world all on its own, having been described by some, as being " truly paradise ".
- The property is fenced and gated for security, and has ample room for a regulation sized tennis court, or most other sports related areas, that might be desired.
- Shopping amenities are close by, easy access to the Kelowna International Airport, and only minutes away to the north, Predator Ridge Golf and Country Club and to the south, the Okanagan Golf and Country Club. Wineries Nearby.
- During the spring, summer, and fall, enjoy the numerous markets and orchards in the area where you may choose your favorite fresh produce and local fruits

Interior

- Built in 2007, this 6000 plus sq. ft. home, was constructed with the finest materials available. Extra care was put into every detail of this home, for example, all walls, including interior walls, ceilings and floors were heavily insulated providing not only a soundproof environment, but also a consistently comfortable environment.
- **Kitchen** - 17'x17' with 10' Ceilings
- This chef's dream kitchen is outfitted with all Viking Professional Series stainless appliances, imported Granite countertops, custom stained alder cabinetry and designer fixtures - all showcased by a multitude of recessed black alzac task lights.
- Viking Professional Series appliances – included:
- Large Double Door Fridge
- Double Ovens
- Dishwasher
- Gas Cook top with center hot plate
- Overhead fan and light system
- Microwave oven
- Wine and beverage fridge
- Beverage center ice machine
- Melee coffee espresso and cappuccino machine
- Large double sink, instant hot water feature,
- RO water dispenser tap
- Commercial style spray wash attachment.
- In addition, one single sink equipped with full-time RO water
- High-quality cabinetry, anti-door slams hardware, along with fully cushioned auto stop drawers
- The eating nook adjacent to the kitchen has patio door access to a lake view, covered and heated patio. (10' x 11')
- The flooring in the kitchen and nook is large 24" x 24" Italian Stonehenge tile.

Family Room - 21'x17' - 10' Ceilings

- Immediately next to the kitchen, is the large family room, the two exterior walls are near floor to ceiling windows, including glass patio doors.
- Above the large dramatic fireplace is a built-in 50" inch plasma flat screen television. This television and all other components are complete with five channel surround sound, and dedicated subwoofer.
- Extensive mood lighting and ceiling fan complement this room.
- The flooring in this room is large 24" x 24" Italian Stonehenge tile.
- This room is complimented with large illuminated crown mouldings.

Living Room - 18.5'x17' - 12' Ceilings

- The living room is a great place to entertain, or relax and enjoy the view of the pool and Lake Okanagan. Extensive mood lighting and ceiling fan complement this room. The flooring in this room is Black Walnut Hardwood. This room is complimented with large illuminated crown mouldings.

Dining Room - 12'x14' - 10' Ceilings

- A beautiful "fountain of lights" chandelier, along with perimeter mood lighting flooring in this room is black walnut hardwood. This room is complimented with large illuminated crown mouldings.

Master Bedroom and Ensuite Bath

- Elegant tray ceilings, clever ambient lighting and a rich, earthy color palette provide a warm and comforting embrace upon entry to the room.
- Making a stunning impact is a bayed wall of windows that literally wraps the sleeping quarters in Okanagan lake vistas.
- Here, a set of sliding glass doors provide immediate access to the pool area

Spa-inspired Ensuite Bath

- Paying true homage to nature, this space is a showcase of its best creations.
- A mosaic of slate tile covers the heated floors and adorns every wall of the room, giving it a ruggedly inviting appeal, while rich wood cabinetry and granite countertops visually warm the area.
- A state of the art steam shower with remote body sprays and rain shower head brings an authentic spa experience into the home.
- Sleek, designer plumbing appointments, twin vessel sinks and a unique, Cleopatra tub are the room's crowning jewels.
- It is just most exquisite of spaces that will greet your days and wish you "good night" in a truly indulgent way...

Lower Level

- The fully finished lower level is all about flex space. An area currently used as a home office also offers excellent potential for an in-law or nanny suite.
- For the wine connoisseur, a recessed wine alcove awaits the arrival of your favorite vintages.
- An impressive, lake-view space finished with synthetic rubber flooring is perfect for the health enthusiast who enjoys the convenience of their own private fitness studio for their work-outs.
- Finally, a state-of-the-art media room is all prepared, but remains open for a homeowner to finish adding their personal preferences.

















