



0.47 acre lake view property, panoramic vistas of the mountains, valley and sparkling city lights.

Outdoor living space includes hot tub, grassed area, expansive patio, conversation gas fire pit, built in stainless barbecue.

Yard is virtually maintenance free, bamboo planted for privacy, natural tall grasses.

Property is large enough to easily accommodate RV or boat storage.

Proudly Presenting

357 Curlew Court



JANE HOFFMAN
GROUP

Features at a glance

Age: Built in 2009
Lot size: 0.470 acres
Finished Area: 3649 sq. ft.
Main: 2217 sq. ft.
Below Main: 1432 sq. ft.
Exterior: Stucco
Garage: Attached double
Roof: Torch on
Bedrooms: 3
Bathrooms: 3, 2 full and 1 two-piece
Water: Municipal
Sewer: Connected
Heating/Cooling: Natural Gas Forced Air upstairs, in floor hot water radiant heat in lower level, ensuite bathroom and powder room
Fireplaces: 1 gas fireplace

Inclusions:

- All Bosch kitchen appliances - electric convection oven, microwave, refrigerator, wine fridge, dishwasher, Viking 5 burner gas cook top, Zephyr overhead fan
- Hot tub
- Bosch washer/dryer

Room Sizes

Main:

Living Room: 17 x 21.8
Kitchen: 16.8 x 21.10
Dining Room: 14.2 x 19.8
Family Room: 16.6 x 17.4
Den/Office: 11.6 x 7.2
Master Bedroom: 14 x 14.6
Ensuite Bathroom: 14 x 9.8
Walk in Closet: 9.2 x 9

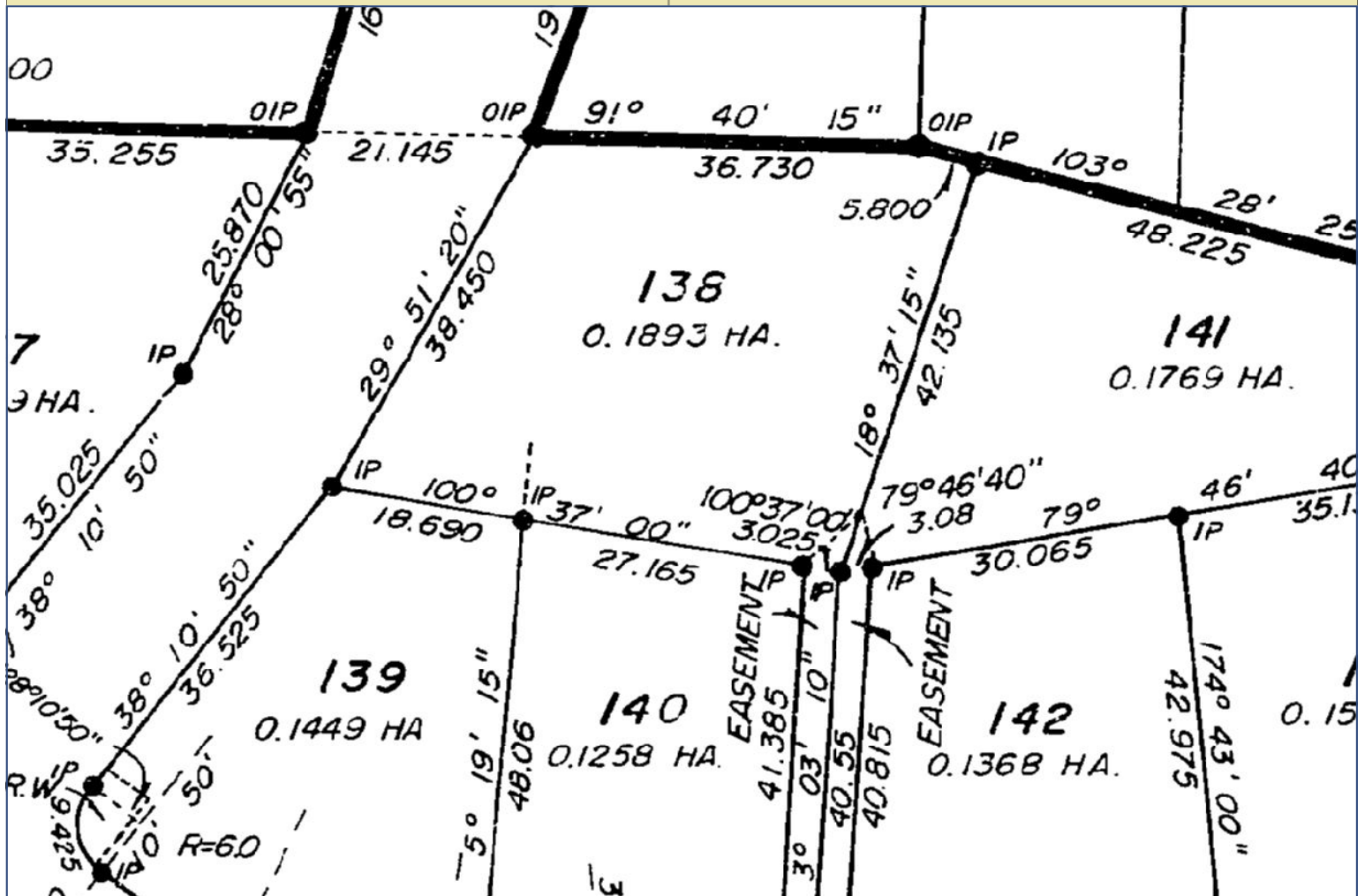
Walk Out Level:

Family Room: 18.8 x 17.4
Bedroom: 12 x 10
Bedroom: 12.2 x 10
Laundry Room: 25.4 x 7.6
Foyer: 8 x 9
Full Bathroom: 16 x 7

Workshop: 13.8 x 11 - in garage
Garage: 19.10 x 22.4

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.

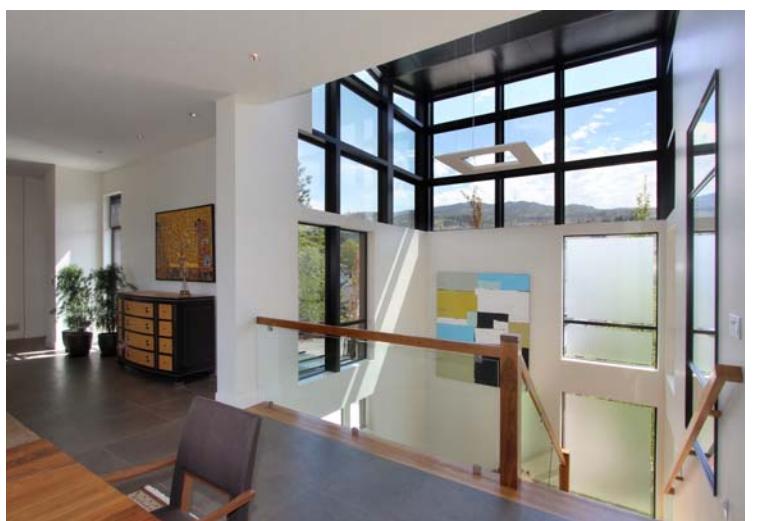






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Exceptional Features:

- Carl Scholl design, contemporary, 2 level home with timeless architectural features
- Quality built by Rykon Construction, 2 5 10 home warranty
- Spectacular views of the mountains, city and Okanagan Bridge!
- .5 acre lake view property, panoramic vistas of the mountains, valley and sparkling city lights
- Outdoor living space includes hot tub, grassed area, expansive patio, conversation gas fire pit, built in stainless barbecue
- Yard is virtually maintenance free, bamboo and natural tall grasses planted for privacy. All plantings have automatic sprinklers, including pots at front entry.
- Concrete area in upper yard is part of the property, providing extra parking and potentially an area for an outbuilding
- 24 inch Italian porcelain tile flooring
- In floor hot water heating in the lower level, powder room, ensuite bathroom, forced air upstairs. Extra humidifier that operates with the heating system
- Built in sound system
- Oversized 2 car garage, built in cabinets
- Modern design all metal clad windows
- Windows at the top of the stairway open electrically to provide air flow
- All opening windows have screens
- Frosted glass custom interior doors

Entry

- Dramatic foyer, 2 storey height, unique Artimide light fixture
- Solid wood front entry door
- Frosted glass sliding barn door with European hinge and track on guest coat closet

Staircase to Main Level

- Black walnut stairs with glass railing, step lighting
- Main living areas of the home walk out on grade to outdoor patio

Bedrooms

- 2 bedrooms, grade level with heated floors
- Master bedroom on the main level

Media Room

- Views of the lake
- Door to patio

Laundry Room / Mud Room

- Convenient entrance to garage
- Cabinets, laundry sink

Great Room

- Open design with dining room takes full advantage of the stunning lake views
- Commercial sized gas fireplace with concrete slab surround

Dining Room

- Custom built in walnut cabinets, built with storage in mind. Doors open by push button on top with drawers on bottom. Centre cabinet doors swing up to provide lit display units
- “Artimide” light fixture in both the foyer and dining room

Kitchen

- Contemporary designed island kitchen
- Viking 5-burner cook top in the island
- Glass tile back splash, Hanstone and Caesarstone counters
- Full opening “Nano” window with remote controlled screen provides eating bar with interior and exterior access and seating
- Sunny western exposure

Family Room

- Open concept design with kitchen
- Built in TV/entertainment centre custom walnut cabinets

Office

- Conveniently positioned off the Family Room
- Built in custom cabinets

Master Bedroom

- Corner floor to ceiling windows, viewing the lake and sparkling city lights
- Built in TV
- Walk in closet with built in wall of cabinets and organizers
- 4 piece spa like **ensuite**, walk in shower with 2 shower heads, Corian counters, soaker tub with wand shower, 14 millimetre glass, mood lighting behind green glass tiles

Bathrooms

- 3 piece bathroom, walk in level, concrete counter and sink, steam shower, bench, walnut cabinets, louvered accent custom finishing
- 2 piece powder room, Corian counter, tile floor, frosted glass door
- 4 piece master bedroom ensuite





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