



Okanagan Lake Front - over 1 acre with nearly 100 ft. of water frontage. Pebbled shoreline with own boat launch and licensed dock. Soaring ceiling height with walls of glass ensure the best lake and mountain views. 2254 sq. ft. of living with 3 bedrooms and 3 baths plus lofted area on 2nd floor. Modernized bathrooms, hardwood flooring, granite surfaces are just a few of the upgrades within the home.

Detached, heated triple garage plus lots of room to park RV or boat. Walk to the lake front or a well maintained easement road winds past the other prestigious homes and leads to your private shoreline retreat.

*Proudly Presenting*

4392 Finch Road - Lake Country, BC



JANE HOFFMAN  
GROUP



**Features at a glance:**

Lot size: 1.06 acre, 99 ft. by 460 ft.  
 Age: Built in 1991  
 Finished Area: 2254 sq. ft.  
 Main Level: 1314 sq. ft.  
 Above Main: 140 sq. ft.  
 Below Main: 800 sq. ft.  
 Garage: Detached triple garage  
 Bedrooms: 3  
 Bathrooms: 3, 2 full and 1 two-piece bathrooms  
 Heating: Forced Air Electric  
 Fireplace: 1 Wood Stove  
 Cooling: Central air conditioning  
 Exterior: Brick, Wood Siding  
 Roof: Asphalt/Fiberglass Shingles  
 Water: Well  
 Sewer: Septic tank and field

**Inclusions:** Kenmore refrigerator, Whirlpool built in oven, Maytag dishwasher, garbage compactor, Frigidaire cook top, Silhouette beverage refrigerator

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: 15.4 x 19  
 Dining Room: 14.3 x 9.8  
 Kitchen: 13.6 x 11.6  
 Foyer: 15.6 x 6  
 Master Bedroom: 16 x 11.10  
 Full Ensuite Bathroom: 10 x 9  
 Bathroom: 2-piece powder room  
 Deck: 52 x 12  
 3 car Garage: 36.4 x 24.4

**Room Sizes – Upper Level**

Loft: 9.5 x 12.9

**Room Sizes – Lower Level**

Bedroom: 9.5 x 12  
 Bedroom: 13.8 x 11.6  
 Laundry Room: 9 x 5  
 Full Bathroom: 10.4 x 5  
 Family Room: 20 x 15.8  
 Storage: 7 x 13.8  
 Deck: 52 x 14





# Detailed Information

## Exceptional Features

- Sited on the shores of Okanagan Lake on 1.06 acre property in Lake Country, BC
- A lane access off of main Finch Road to a small enclave of Lakeshore homes
- This lane winds past the homes and leads to the shoreline which is easily accessed by vehicle.
- A licensed boat dock with lift and cement boat launch are offered with this property
- The dock is U shaped and offers lots of room for relaxing and enjoying the fresh water of Okanagan Lake
- Ample area to a vehicle, RV or boat
- Sloped green space features a stunning water feature that uses the topography of the land

## Entry

- Black top drive surrounded in natural wooded landscape leads to detached triple garage
- Aggregate pathway leads to main covered entry to the home
- Double doors feature glass inserts plus flanking the doors are 2 large windows, lots of natural light
- Access to upper level loft from foyer

## Kitchen

- Warm and inviting space
- Abundance of wood cabinetry, wood ceiling, wood flooring, a hanging wood beam with directional task lighting
- 2 bayed windows plus inset lighting ensure a bright workspace
- Granite countertops and tiled backsplash
- Wood flooring and wood ceiling extend through to dining, living, entry and upper loft area.

## Dining

- Cascading sunlight from the bayed window and sliding glass doors to the lake view deck
- A granite bar and cabinets define this room from the living room

## Living Room

- Soaring 17.5 ceiling height features lake view windows that rise to the ceiling
- Stone surrounds the gas fireplace and extends to ceiling creating a stunning focal point
- Custom built in shelving with lower cabinetry

## Master Bedroom

- Main floor master bedroom positioned lake side
- Sliding glass doors lead to balcony
- Two frosted wall sconces and ceiling fan illuminate by night
- Modern 4-piece ensuite bathroom features glass vessel sink, travertine flooring, frameless glass shower and Jacuzzi tub

## Bedrooms

- Main floor master bathroom
- Upper loft currently used as a bedroom, no closet
- 2 additional bedrooms on the lower level

## Bathrooms

- 2 piece guest bathroom on main level
- 4 piece master suite bathroom
- 3 piece bathroom on lower level

## Upper Loft

- Currently used as guest bedroom over looks main level living room

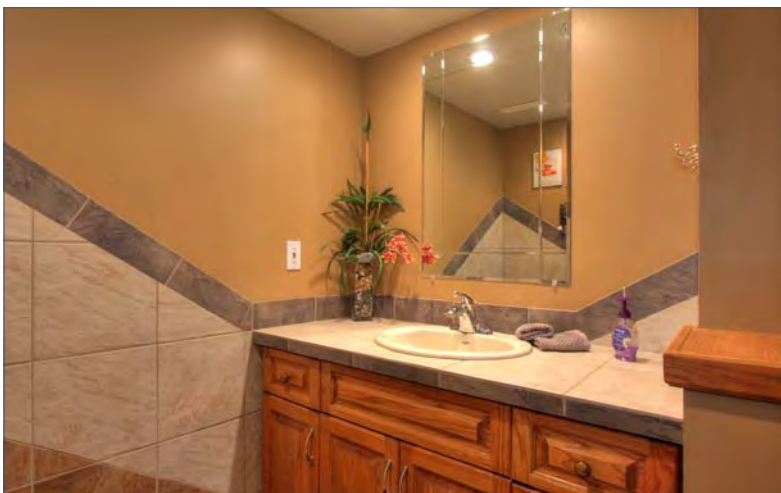
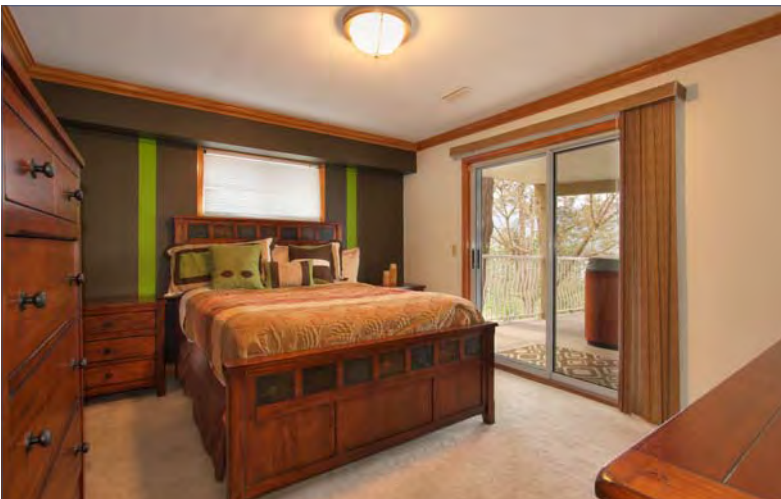
## Lower level

- Spacious family room features sliding glass doors to covered deck with hot tub
- Custom cabinetry, hardwood flooring, wainscoting
- Wet bar with cabinetry and open shelving
- Warm and cozy space with wood stove finished with slate surround

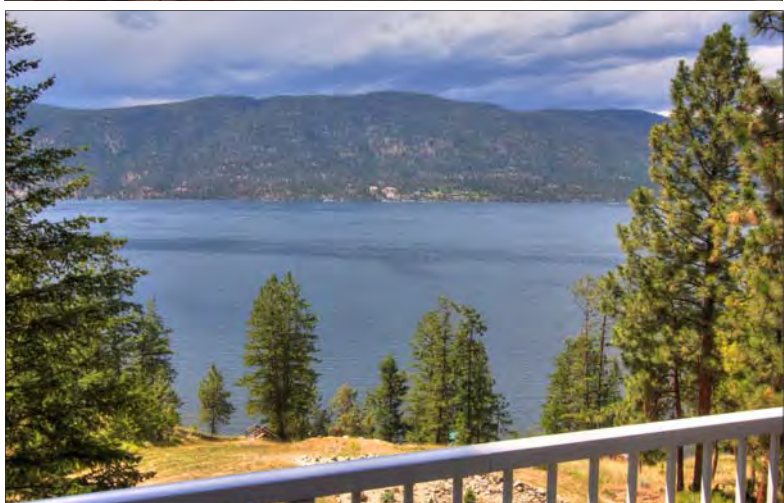
## Laundry – Lower Level

- White cabinetry, washer and dryer









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