



Stunning waterfront on Okanagan Lake in an exclusive gated community of 12 homes.

Custom designed 2 storey, 4 bedrooms plus den, each bedroom with ensuite bathroom.

Fabulous open plan, great room with stone fireplace and custom built in cabinetry, coffered ceilings, gourmet kitchen, generous sized island, exceptional detail and craftsmanship, hardwood, limestone floors, lakeside patio barbeque area with outdoor fireplace.

Sandy beachfront, full time boat moorage/lift.

*Proudly Presenting*

3693 Green Bay Landing



JANE HOFFMAN  
GROUP



#### Features at a glance:

Lot size: 0.19 acres, 48.56 ft. x 176.83 ft. with 48.56 ft. of water frontage

Age: Built in 2007

Finished Area: 3932 sq. ft.

Main Level: 1982 sq. ft.

Upper Level: 1950 sq. ft.

Garage: Attached double garage

Bedrooms: 4 plus den

Bathrooms: 4, 3 full and 1 two-piece bathrooms

Exterior: Stone, Stucco

Roof: Tile

Heating/Cooling: Geothermal

Fireplaces: 2 gas fireplaces

Water: Irrigation District

Sewer: Connected

Strata Fee: \$120.00 per month

**Inclusions:** Miele dishwasher, Sub Zero refrigerator with 2 freezer drawers, Dacor 6 burner gas range, Dacor built-in warming drawer, Dacor electric built in wall oven, Dacor built in microwave

2 Marvel wine/beverage fridges

#### Room Sizes – Main Level

Foyer: 24'11 x 13

Den / Office: 16'2 x 10

Great Room: 25'4 x 14'6

Dining Room: 15 x 18

Kitchen: 21'6 x 14

Pantry:

Mud Room:

Bathroom: 2-piece bathroom

Garage: 38'2 x 22'4

#### Room Sizes – Upper Level

Master Bedroom: 13'11 x 25'4

Bedroom: 14 x 17

Bedroom: 12'10 x 13'3

Bedroom: 14 x 17

Ensuite - Full: 13'11 x 25'4

Ensuite: Full bathroom

Ensuite: Full bathroom

Mezzanine computer area

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.







# Detailed Information

## Exceptional Features

- Exclusive waterfront gated community of 12 homes
- Built by Fawdry Homes, architectural design by Carl Scholl
- 4 bedrooms, 3 full bathroom plus a 2-piece powder room
- Private boat slip #6 with electric lift for up to 6000 lb. boat
- Carolyn Walsh designed custom kitchen
- Quality finishing and detailed millwork, wide baseboards, crown ceiling moulding, crown moulding above the windows
- Maple cabinets, maple hardwood flooring
- Strata fee of \$120.00 per month
- 2 car heated garage with 2 overhead doors, 3 windows, hose bib, storage closet, exterior side door
- Concrete tile roof
- Geothermal heating and cooling, Carrier humidifier, EnerReady heat recovery ventilation system
- Lakeside patio, timbered trellis, paving stones, outdoor barbeque area and gas natural stone fireplace
- Lakeside landscaping includes grassy area, perennial shrubs with low rock walls
- Sandy beach

## Entry

- Impressive curb appeal with acrylic stucco, stone facing on the exterior plus a detailed stone archway leading to the entrance, tile roof
- Front courtyard with wrought iron fencing
- Solid wood custom curved front entry door

## Foyer

- Curved stairs to upper level with wainscoting
- Coffered ceiling above the grand foyer and staircase, 19'4 ceiling height, 3 detailed beveled frosted glass windows
- 2 staircase landings, wood banister with wrought iron spindles
- Dramatic light fixture with sconce lighting
- Tumbled limestone floor

## Office/Den

- Double French doors to enter, conveniently located off the foyer
- Maple hardwood floor, wainscoting, curved windows, built in sound, recessed lighting
- Built in cabinetry

## Great Room

- Expansive views of the lake and mountains
- Open concept with dining area and kitchen
- Coffered ceiling, recessed niche
- Stone gas fireplace with wood mantel, large fire box, wall of custom cabinets
- Built in sound
- Built in maple cabinet accented with stone

## Dining Room

- 2 sliding glass doors to the lakeside patio and outdoor BBQ area
- Wall of windows brings the outside in
- Coffered ceiling, recessed lighting
- Maple hardwood floor

## Kitchen

- Gourmet island kitchen, 4-5 person eating bar, double sink in island plus single sink with views to the lake, lots of pull out drawers
- Custom maple cabinets designed by Carolyn Walsh, antique cream finishing with contrasting maple stained island, soft close drawers, china cabinets with metal grates
- Granite counters, under counter lighting
- Custom tumbled limestone back splash with diagonal detail behind the stove
- Telephone desk area

## Butler Pantry

- Custom cabinets, granite counters, under cabinet lighting, lots of open shelving, hardwood floor

## Laundry Room/Mud Room

- Custom antique white cabinets, drying rack, sink, lockers/bench with drawers
- Tumbled limestone floor

## Mezzanine/Computer/Office Area

- Custom built in cabinets complete with 4 filing cabinets, under counter lighting

### Master Bedroom

- Double doors to enter, magnificent views of the lake, mountains and city lights
- Coffered ceiling, 10'5" in height, recessed lighting, ceiling fan, built in sound
- Carpet, wide baseboard
- Walk in closet with built in organizers and drawers, open shelving, shoe rack, mirror, tract lighting
- Luxurious **5 piece ensuite bathroom**, unique curved window with views of the beach and lake, soaker tub, MAAX collection, travertine marble surround, 2 sinks, make up vanity, travertine marble counters, heated tumbled limestone floor, walk in tumbled travertine shower, separate toilet



### Bedroom

- Tray ceiling, ceiling fan, carpet, closet with built in organizers
- Jack/Jill **4-piece ensuite bathroom**

### Bedroom

- Carpet, ceiling fan, closet with built in organizers, French doors to Juliet balcony

### Bedroom

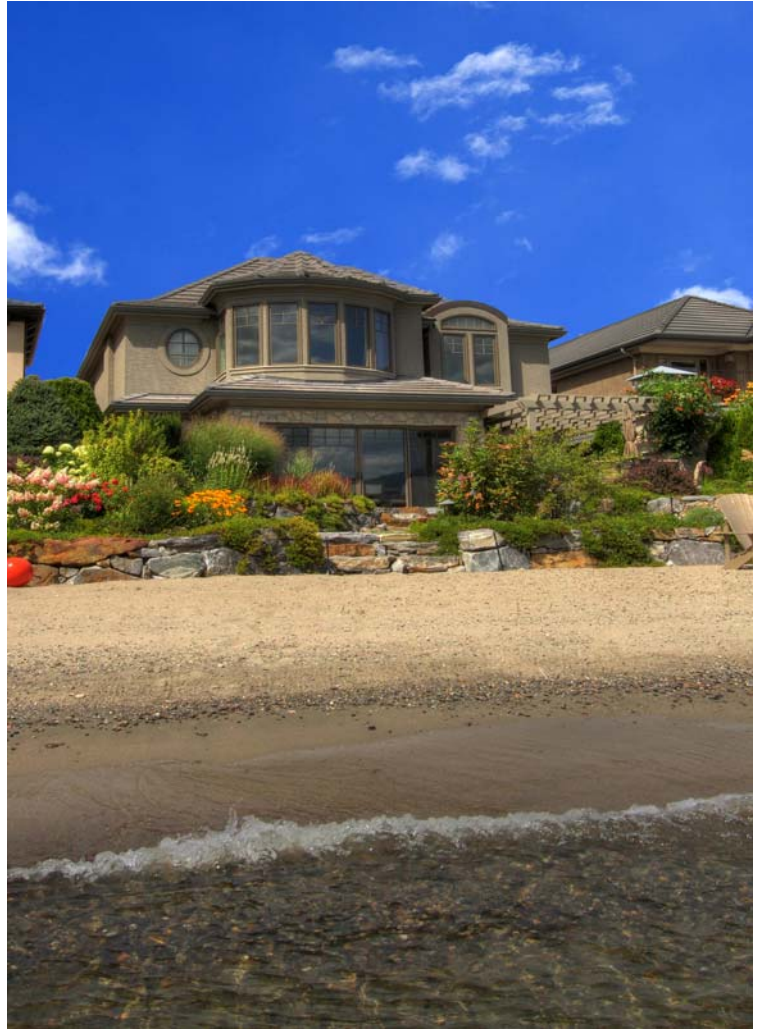
- Stunning view of the lake, coffered ceiling, ceiling fan, window bench with drawers, walk in closet with built in organizers
- Frosted glass door to enter the **4-piece ensuite bathroom**, 2 sinks, walk in shower with tumbled travertine surround and bench, marble counter, separate toilet, antique white cabinets



### Bathrooms

- 2 piece powder room, main level, marble counter, tumbled limestone floor, sconce lighting
- 5 piece master bedroom ensuite, upper level
- 4 piece ensuite, upper level
- 4 piece bathroom Jack/Jill ensuite, upper level, heated tumbled limestone floor, 2 sinks, antique white wood cabinetry, walk in shower with tumbled limestone surround





Kristy Huber



Jane Hoffman

Telephone: 250-860-7500  
Email: [jane@janehoffman.com](mailto:jane@janehoffman.com)  
Website: [janehoffman.com](http://janehoffman.com)

  
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