



Rare Lakeshore Acreage - 17.8 Acres

Located on the shores of Okanagan Lake with over 400 feet of pebbled shoreline.

Newly completed lakeside lounging deck.

Licensed boat dock with slide and lift.

Main home offers 11,000 feet of luxury living!

Exceptional views of the lake.

Horse lovers dream property. Large riding arena with bay doors opening up to the lakeview.

This premium location is minutes to quality schools, fine dining, shopping while retaining a quiet rural charm.

Proudly Presenting

4800 Lakeshore Road



JANE HOFFMAN
GROUP



Features at a glance

Lot size: 17.8 acres, 1128 ft. x 1005 ft. with 410 ft. of water frontage
 Age: Built in 1998
 Finished Area: 11001 sq. ft.
 Main: 5530 sq. ft.
 Above Main: 1871 sq. ft.
 Below Main: 3600 sq. ft.
 Garage: Attached triple garage
 Exterior: Hardie Board
 Roof: Asphalt/Fiberglass Shingles
 Heating: Natural gas forced air
 Cooling: Central air conditioning
 Fireplaces: 4 fireplaces
 Water: Municipal
 Sewer: Connected
 Bedrooms: 6
 Bathrooms: 8, 5 full and 3 two-piece bathrooms

Inclusions: Professional series Thermador 6 burner gas stove with griddle, Thermador warming drawer, Broan compactor, Sub Zero panelled refrigerator, 2 Sub Zero refrigerator drawers, 2 Miele dishwashers, Trom Washer and Dryer, Maytag washer and dryer, 4 Silhouette beverage refrigerators

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

Foyer: 15 x 13.9
 Kitchen: 17.5 x 18
 Great Room: 29.5 x 22.6
 Dining Room: 15 x 24
 Hobby Room: 10 x 13.6
 Den/Office: 13.6 x 13.6
 Music Room: 12.9 x 16
 Bathroom: 2-piece
 Bathroom: Full
 Bathroom: 2-piece
 Bathroom: 2-piece

Upper Level

Master Bedroom: 18.6 x 18
 Ensuite Bathroom: Full bathroom
 Bedroom: 12.2 x 14
 Bedroom: 12 x 14
 Bedroom: 16.6 x 12
 Bedroom: 16.2 x 12
 Bathroom: Full
 Ensuite Bathroom: Full

Lower Level

Flex Room: 18.6 x 16
 Bedroom: 19.6 x 12
 Bathroom: Full
 Media Room: 17.4 x 18.8
 Games Room: 24.6 x 30











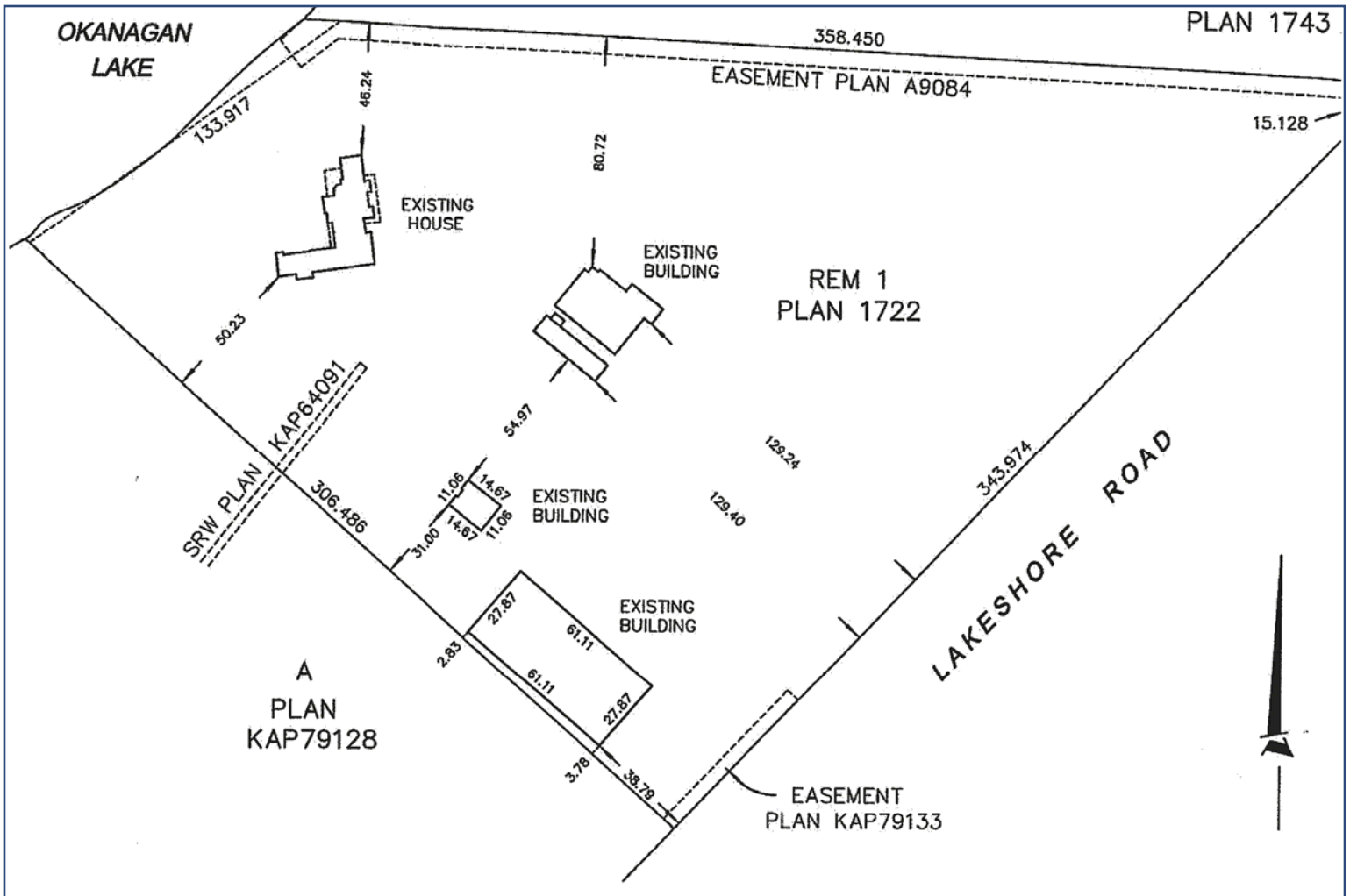












Detailed Information

Exceptional Features

- Rare offering! Beautiful equestrian property with 17.8 acres of usable acreage on the shores of Okanagan Lake.
- The acreage is a wonderful blend! Stunning lakeside setting and ideal horse farm.
- This premium location is minutes to quality schools, fine dining, shopping while retaining a quiet rural charm
- Over 400 feet of pebbled shoreline, newly completed lakeside deck , dock and boat lift
- History of the property: Fruit packing plant, some existing buildings retained and in good repair presently used for storage
- Newly completed wood horse barn, the best material for horse shelters with natural insulation, cooler in summer and warmer in winter. Sliding double bay doors, high ceilings, three individual horse stalls with attached private paddocks, generous tackle room, full sitting room with access to front verandah, laundry room and bathroom. Completing the amazing horse barn is a full washing bay with drain and heater. 100 amp service
- Oversized riding arena with 4 doors for ease of access, white cover lets natural light shine through, reducing the need for artificial light.
- Guest or Caretaker suite: Located above a concrete storage outbuilding. Roof is A frame allowing for open concept living, dining and kitchen. 4 bedrooms and 2 bathrooms with own laundry.

Main Residence

- Reclaimed and finished barn wood beams throughout
- Wide plank wood flooring compliment the ceiling details
- 4 Hot water tanks
- Lite touch computerized lighting system, Full indoor outdoor lighting system

Den

- Bright space with views of mature landscaped courtyard and front verandah

Entry

- White picket fence and fruit trees line the private driveway
- Front covered verandah leads to main entry
- Soaring 23 foot ceiling height is accented by reclaimed timber beams
- Wrought iron chandelier illuminates by night
- Entry is open to music and great room with access to front office and guest bath

Music Room

- Framed in windows with views of the front courtyard
- Open to Great Room and Entry

Great Room

- Vaulted wood ceilings with timber beams enhance the spaciousness of the great room
- Custom built in media component centre, flanked on both sides with windows and sitting benches, lovely lake and mountain views
- Traditional wood burning fireplace completes the room.
- Fireplace framed in floor to ceiling stone
- Sliding glass doors lead to covered lake view patio
- Wood beam runs the length of the roof line with inset hidden lighting positioned to accent the ceiling

Kitchen

- Combining the beauty and warmth of wood with exquisite use of metal, brick and stone
- Generous access to the outdoor setting
- Open to inviting sitting room framed in view windows, taking advantage of wood fireplace
- Two islands! One is bi level and seats 6 people and the other butcher block island is complete with sink and disposal drop
- Two toned cabinetry compliments the brick finishing that surrounds the stove and extends to the high ceiling
- Wood cabinetry with upper glass display cabinets
- Under cabinetry lighting highlights the tiled backsplash
- Pendant lighting over the prep island
- Convenient pot filler over the stove
- Full walk in butler's pantry with cabinetry, backsplash, secondary dishwasher and 2 sinks
- Steps from the kitchen is the wet bar, 4 beverage refrigerators, Silestone counter and wood cabinetry.

Detailed Information

Dining Room

- Wall to wall, floor to ceiling glass with expansive lake views from every angle
- Sliding glass doors to the covered outdoor patio
- Pendant lighting with amber colored glass casts an inviting glow

Master Bedroom

- Elevated ceiling height accentuates the generous size of the master suite
- Trayed ceiling with inset lighting at night and lots of natural light throughout the day
- Situated in a private wing of the home
- Private deck that views the beautifully appointed grounds and the stunning lake views
- Recessed wall niche for media components
- Walk in closet/dressing room features antiqued wall cabinets with custom built in drawers and upper glass display cabinets
- The master ensuite is a view inspired oasis. Claw foot saoker tub, His and Hers separate vanities and sinks framed in travertine tile, wood cabinetry. Two separate shower systems include a steam shower.
- A traditional cedar sauna plus access to the full lower level gym complete this amazing retreat.

Bedrooms

- Master bedroom with full walk in closet, dressing room, private deck and master ensuite bathroom
- Upper level features 4 additional bedrooms. 2 of the bedrooms share a Jack and Jill bathroom
- Lower level features a guest bedroom with private ensuite bathroom

Bathrooms

- 2 piece powder room just off the entrance, unique brick wall with floating sink
- 3 piece bathroom off the kitchen, antiqued furniture styled cabinetry with inset sink
- 2 two-piece bathrooms just off the entrance to the rear yard. Perfect for a future pool if desired
- 4 piece guest ensuite bathroom in the lower level bedroom
- 5 piece upper level bathroom, soaker tub, separate shower, 2 sinks and privacy toilet
- 5 piece Jack and Jill bathroom, claw tub, tiled shower, 2 sinks

Gym

- Large gym on lower level features wall to wall mirrors and access to the lake for cooling swim

Theatre

- Tiered media room on lower level. Closet conceals the components.

Games room

- Pool table sized games room
- Gas fireplace adds comfortable ambiance
- Sliding glass door to the outside grounds





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