



Spectacular LAKESHORE home set privately on 0.7 acre with 100 ft. of crystal clear water frontage.

Custom 4 bedroom plus den/office, and 5 baths.

Rancher with walk out lower level presents breathtaking views from all main living areas. Extensive renovations.

Vaulted cedar decked ceilings, indirect mood lighting, sunburst windows, sky lights, wood windows all blend the natural elements of the home with the stunning lake and mountain views.

Licensed wharf. A special lakefront property offering a tranquil natural setting minutes to town.



Proudly Presenting

214 Lochview Road



JANE HOFFMAN
GROUP



Features at a Glance

Age: Built in 1979, extensive rebuild and renovation to exterior and main level in 1999
 Finished Area: 3727 sq. ft.
 Main Level: 2134 sq. ft.
 Walk Out Level: 1593 sq. ft.
 Bedrooms: 4 plus den/office
 Bathrooms: 5, 4 full and 1 two-piece bathrooms
 Garage: Detached double with Breezeway to home
 Exterior: Wood Siding
 Roof: Asphalt/Fiberglass Shingles
 Heating: Forced air Electricity
 Cooling: Central air conditioning
 Fireplaces: 2 wood burning fireplaces
 Water: Municipal
 Sewer: Septic Tank and Field System

Inclusions: Samsung side by side refrigerator, dishwasher, Maytag smooth top electric range with dual electric ovens, GE microwave with fan hood, LG front load washer/dryer, Small GE refrigerator and microwave in the lower level family room, Samsung TV with sound bar, Dock House small appliances, bbq, gazebo, table and chairs

Exclusions: All stained glass light items and fixtures excluded

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: 13.6 x 13.5
 Den/Office: 13 x 13.9
 Great Room: 25.5 x 19
 Dining Room: 12.4 x 12.10
 Kitchen: 12 x 13
 Pantry: 4 x 6
 Eating Nook: 12 x 10.6
 Master Bedroom: 15.2 x 17.3
 Master Bedroom Closet: 7.9 x 8.7
 Full Ensuite Bathroom: 12.1 x 15.5
 2-piece bathroom: 5.9 x 5.6
 Front Entry Courtyard: 35 x 11
 Side Brick Courtyard: 29 x 15
 Lake View Balcony: 25.10 x 10
 Detached Garage: 22 x 21

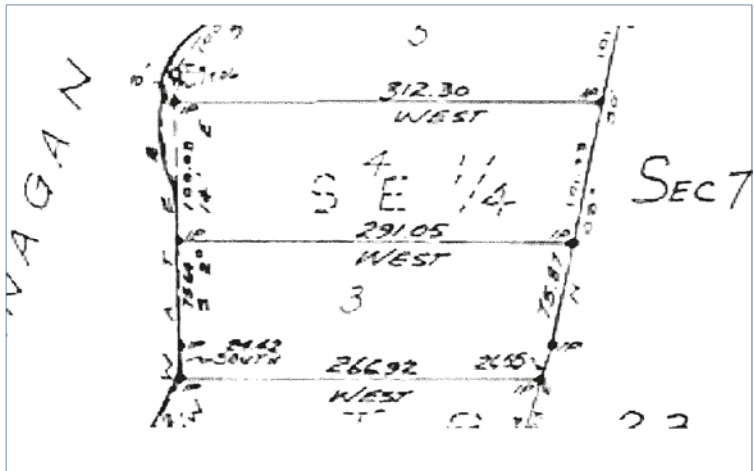
Room Sizes – Lower Level

Family Room: 19.4 x 17.2
 Full Bathroom: 13.2 x 13.1
 Bedroom: 14.9 x 16.9
 Walk-in Closet: 14.9 x 7.6
 Bedroom: 13.8 x 12.11
 Bedroom: 12 x 12.11
 Full Bathroom: 8.9 x 5.7
 Full Ensuite Bathroom: 7.6 x 7.11
 Laundry Room: 9.5 x 7.2
 Storage: 8.11 x 4.5
 Unfinished Storage/Mechanical: 13.4 x 9.11
 Covered Lakeside Patio: 48 x 10













Detailed Information

Exceptional Features

- 100 feet of pristine lakeshore, natural treed setting .7 acre
- Licensed wharf, electric boat lift, deep water moorage
- Extensive renovations done in 1999 to the exterior and main floor
- 460 sq. ft. detached double garage with storage room
- Covered stamped concrete breezeway from the garage and front courtyard to the side door
- Newly tiled courtyard including steps - 4 years ago
- Extra wide steps lead to entry patio and front door
- New kitchenette in the lower level 3 years ago
- Asphalt shingle roof 14 year old
- Spacious bricked courtyard at the side of the home
- Sun decks, both off the main level and lower level rebuilt 1999, glass railing, Duradeck finish
- Glass railing on the sundeck ensures unobstructed views of the lake
- Lower level covered patio is spacious in size, approximately 10 ft. x 48 ft.
- All lower level bedrooms and family/games room have exterior doors to covered deck overlooking the lake
- Vaulted ceilings in the foyer, great room, kitchen and master bedroom
- Skylights in foyer, kitchen eating nook and 2 in master bedroom ensuite
- Transom windows above the interior doors on the main level den, master bedroom and ensuite
- Wood framed Sunburst transom windows in great room, kitchen and master bedroom
- Spanish tile and wood flooring throughout main floor level except for master bedroom site
- Built in vacuum system with 2 sets of attachments for each of the main and lower level
- Lennox electric furnace
- GE 270 litre hot water tank

Foyer

- Spacious and welcoming entry, front door has beveled glass plus side windows
- Sky light floods the foyer with natural light
- Mood lighting and direct lighting
- Vaulted ceiling with clear cedar decking
- Newly tiled floor with a patterned inset tiles plus same inset tiles on the stairs
- Guest coat closet

Office/Den

- Vaulted cedar decked ceiling, oak floor, window views to courtyard

Great Room

- Panoramic views of lake and mountains
- Vaulted ceiling with dramatic 15'6" height
- Lights – mood lighting, pot lights, direct light and ceiling fan with dimmer lighting control
- Wood burning fireplace with large wood box. Floor to ceiling cultured stone, stone hearth and tiered mantels
- Oak Hardwood flooring
- Extra large, wood framed windows on lake facing wall for stunning views
- Wood framed glass door leads to main level balcony
- Plant shelves inset into upper walls

Dining Room

- Open design with the Great Room, ¾ architectural wall defines the open concept space
- Spectacular view of the lake
- Vaulted ceiling, indirect “mood” lighting plus chandelier
- Oak hardwood floor

Kitchen

- Expansive views of the lake and mountains
- Full surround of windows
- Vaulted ceiling with sunburst windows above
- Granite island kitchen, raised 4 person eating bar, dishwasher in the island
- Pendant lighting over the island complementing the light fixture in the nook
- Custom cherry wood cabinets, beveled glass upper display cabinetry, under counter lighting
- Recessed, mood lighting atop wall cabinets
- Chopping block insert in the counter top at a lower height for baking
- Extra large, wood framed double sliding glass doors to view sun deck
- Walk in pantry with frosted glass door
- Spanish tile with decorative diamond shaped corners
- ¾ height wall for displaying items
- Alcove for baker's rack
- Kick Plate vacuum

Eating Nook

- Cheerful sun splashed nook with spectacular views of the lake
- Vaulted ceiling, sky light, elegant light fixture
- Open to the kitchen

Detailed Information

Side Entry Hall/Mudroom

- The covered breezeway from the garage leads to the side door with access to the kitchen and living areas
- Double closets, tile floor
- Opens to pantry, kitchen, alcove and dining area

2 piece Powder Room

- Spacious bathroom, tiled floor

Master Bedroom Suite

- Separate wing defines the spacious master bedroom suite complete with sitting area
- Door has transom window above
- Large wall of windows to enjoy the panoramic vistas of the lake
- Vaulted ceiling, ceiling fan, sculpted carpet
- Walk in closet with built in organizers
- **5 piece ensuite bathroom**, 2 sky lights, tile floor, 2 person jetted soaker tub with 1 of the skylights above and window with lakeview, spacious separate tiled glass showers, Corian counters with 2 seamless Corian sinks, separate toilet, blonded oak cabinets, kick plate vacuum

Lower Walk Out Level

- Oak stair case to the lower level with a landing

Recreation/Family Room

- Beautiful views of the lake and mountains
- French doors to the covered deck
- Kitchen alcove (recently built) with cherry wood cabinets, sink, upper units with frosted glass, under counter lighting, small fridge, microwave
- Wood burning brick fireplace with mantel and raised hearth
- Walk in storage closet off the rec room
- Includes wall attached (almost new) HD Samsung TV and sound bar

Family Room Ensuite Bathroom

- 4-piece bathroom
- Oak cabinet with seamless corian sink, large mirrors with 'wings', soaker tub and walk-in shower



Detailed Information

Master Guest Bedroom and Ensuite Bathroom

- Panoramic Views of lake
- Accessed from Family Room
- Ceiling treatment with pot lights, each with separate control switches
- Private exterior door leads to covered balcony and path to lake
- Large windows on two walls
- Door leads to walk in closet with closet organizer
- **Ensuite Bathroom** – 3 piece, with window. Large glass shower has hand held shower head and a separate rainfall shower head.

Bedroom 3

- Views of lake and mountains.
- Private exterior door leads to covered balcony facing the lake
- Spacious closet with built in shelves
- Cable TV connection and phone connection

Bedroom 4

- Views of lake and mountains
- Private exterior door leads to covered balcony facing the lake
- Spacious closet with built in shelves

Full Bathroom

- 4 piece with shower/tub combination

Laundry Room

- Newer front loading LG washer and dryer
- New cabinets (4 years ago) and counter tops
- Deep sink with high faucet

Lower Level Covered Balcony

- Very Spacious, approx. 10' x 60'
- Glass railings
- Accessed from all rooms on walkout level

Walk in Storage Closet - 4'3 x 8'11

Electrical/Mechanical Room

- This is the only unfinished area in the lower level





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