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Rare offering in desired Poplar Point neighbourhood. Stunning lakeshore property set on spectacular .29 acre lot with 150 ft of water frontage.

Contemporary multi level open design takes full advantage of commanding lakeviews.

5 bedroom residence includes lower walk out level 2 bedroom suite.

Terraced patios offer incredible outdoor living spaces. Licensed wharf.

Close proximity to Knox Mountain hiking, bicycle trails, Kelowna cultural district, shops, restaurants and more!

Proudly Presenting

318 Poplar Point



JANE HOFFMAN
GROUP

FEATURES AT A GLANCE:

Lot size: 0.29 acres, 120 ft. x 141 ft. with 150 ft. of water frontage
Age: Built in 1999
Finished Area: 5255 sq. ft.
Main: 2011 sq. ft.
Above Main: 1532 sq. ft.
Lower Level: 1712 sq. ft.
Garage: Attached double garage
Exterior: Stucco
Roof: Torch On
Heating: Forced air natural gas
Cooling: Central Air Conditioning
Sewer: Connected
Bedrooms: 5
Bathrooms: 5, 4 full bathrooms and 1 two-piece bathroom

Inclusions: Frigidaire gas range, Kenmore dishwasher, side by side refrigerator with ice/water dispenser
Inglis washer/dryer in the main level,
Frigidaire side by side refrigerator, 4 burner electric stove, dishwasher, GE washer/dryer in the lower level, 2 bar fridges, Garden shed

Exclusions: Metal artwork at front door

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..

Entry Level:

Foyer: 23'6 x 22
Master Bedroom: 28'2 x 15'10
Ensuite - Full: 13'10 x 16'4
Bedroom: 21 x 16
Bathroom - Half: 5'5 x 6'11
Garage: 19'8 x 22'9

Mid Level - Main Living Area

Bedroom: 21'10 x 16
Dining Room: 15'9 x 16'6
Kitchen: 16'11 x 11'3
Living Room: 23 x 27
Laundry: 10'11 x 8
Family Room: 15'6 x 26'9
Sunroom: 13 x 16
Bathroom - Full: 14'5 x 10

Lower Level

Nook: 11'3 x 16
Bedroom: 12'4 x 12'5
Kitchen: 13'6 x 12
Living Room: 14 x 25
Bedroom: 14'10 x 15
Bathroom - Full
Ensuite - Full:







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Exceptional Features

- Contemporary 3 level design takes full advantage of commanding views of Okanagan Lake
- Spectacular .29 acre lot with 150 ft of pristine water frontage
- Terraced patios with pavers and Allan block retaining walls, aluminum railings, lots of entertainment living spaces, low maintenance landscaping
- Extra parking area, fully fenced
- 5 bedroom residence includes a 1500 sq ft 2 bedroom suite on the lower walk out level
- Presently licensed with the City of Kelowna as a B&B
- Licensed wharf, manual boat lift, deep moorage
- Heated tile floors in specific main floor areas, dining room, living room, kitchen, walk way to the sun room
- Natural gas forced air heating in the main levels, electric baseboard heat in the lower level suited area

Foyer

- Large sun splashed area with 5x5 skylight, 13 ft high ceiling

Bedroom - is presently used as an office

- Spacious room with captivating view of the lake, sliding glass door to deck
- Tile floor, closet

Master Bedroom

- Double doors to enter this private retreat
- Corner windows with expansive lake views
- Gas fireplace with tile surround
- Walk in closet, ceiling fan
- **5 piece master ensuite**, Jacuzzi tub, 2 vessel sinks, walk in shower, tiled half wall, endless views of the lake

2 piece Powder Room - off the foyer

- Pedestal sink, half wall tiled

Mid Level - the Main Living Level

Kitchen

- Modern décor white cabinetry, tiled counter
- Pantry closet

Dining Area

- Open design with the kitchen
- Panoramic lake and mountain views, elegant light fixture

Great Room

- Open design, corner windows
- French door to deck, “powerful” views of the lake
- 3 way gas fireplace with tile surround

Sun Room/Solarium

- French door to tiered terraces and entertainment areas
- Tile floor, tray ceiling

Bedroom - main level

- View of the lake, carpet, walk in closet

Laundry Room

- Tiled floor, sink

Bathroom

- 4 piece, tub/shower combo, tile floor, vessel sink

Lower Walk Out Level

- 1500 sq ft suite - 2 bedrooms and 3 full bathrooms, 3 exterior doors

Open design Kitchen, Dining Nook, Family Room

- Corner windows to enjoy the spectacular lake views
- Gas fireplace with tile surround

Bedroom with 4 piece ensuite bathroom

- Tub/shower combo, tile tub surround, tile floor
- Sliding glass door to deck, walk in closet, ceiling fan

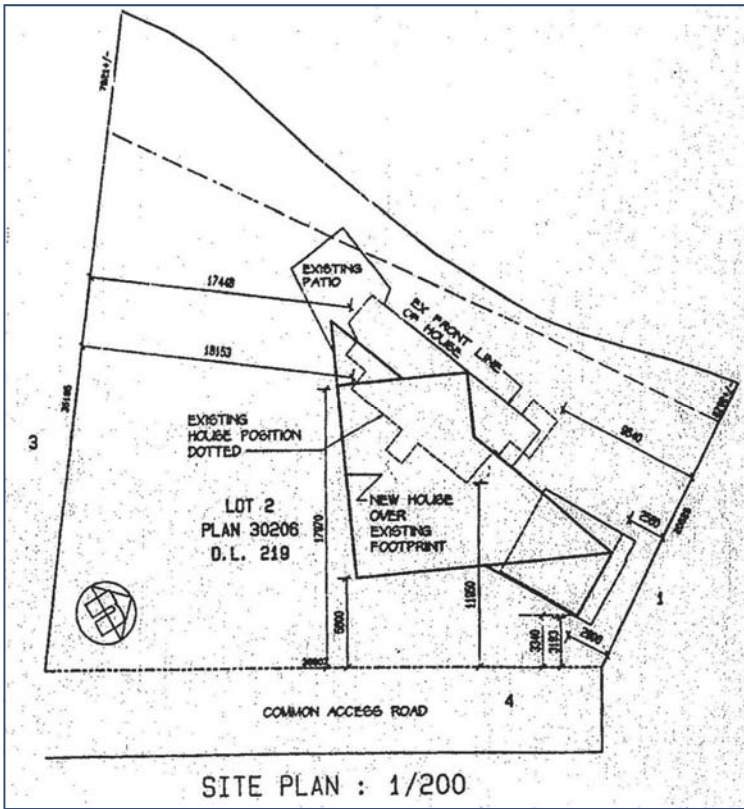
Bedroom with 3 piece ensuite bathroom

- Walk in shower, French door to the exterior, tile floor

Bathroom

- 4 piece, tub/shower combo

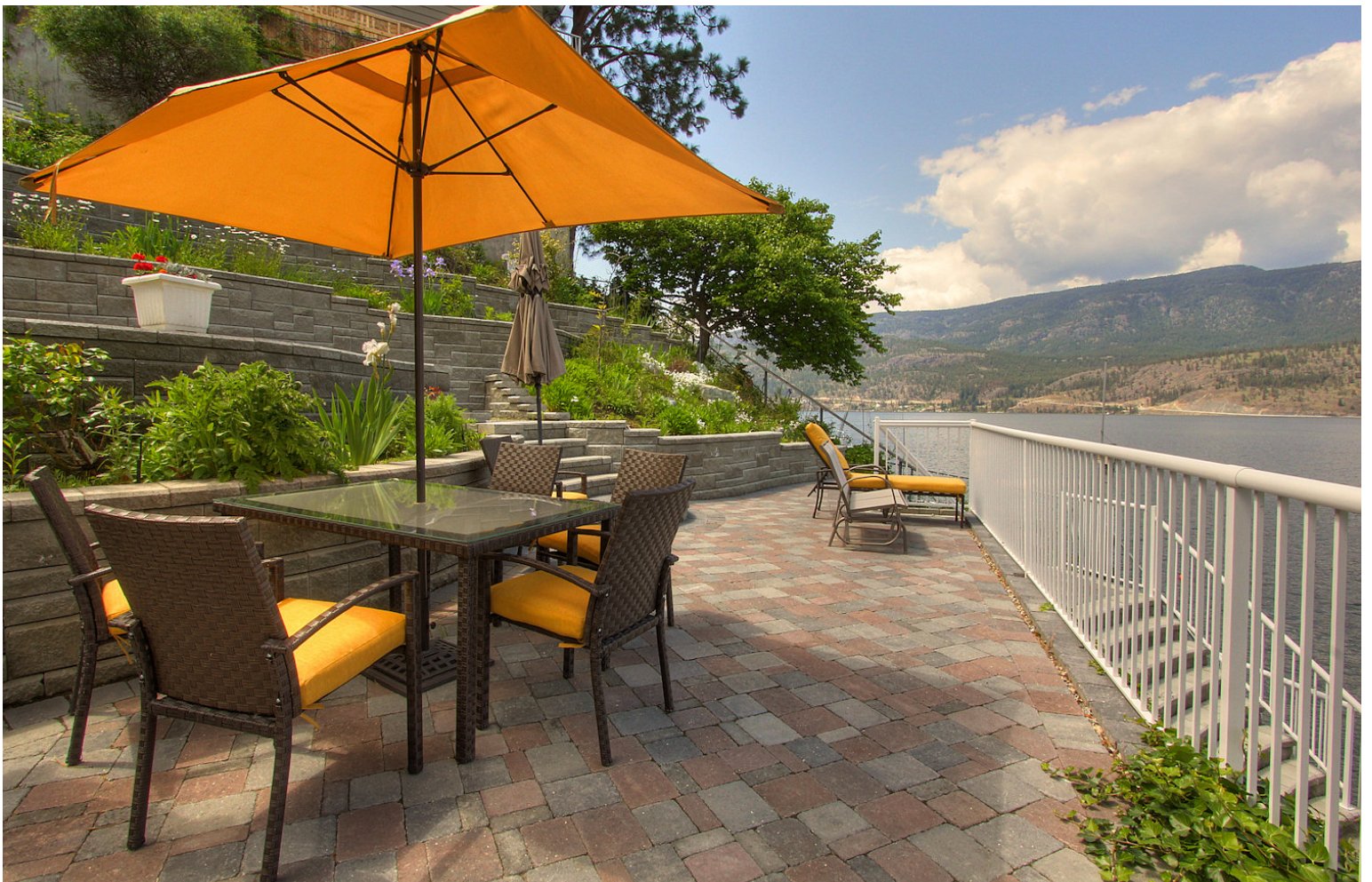


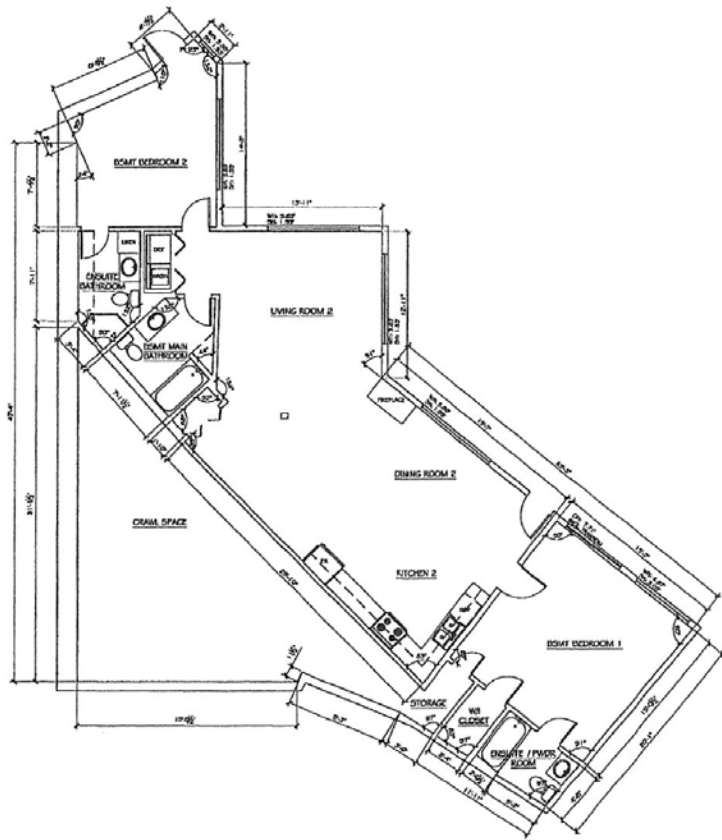


Lower Level Suite









TOTAL SQUARE FOOTAGE:
INCLUDING ALL WALLS - 1973
EXCLUDING ALL WALLS - 1739
CRAWL SPACE ONLY - 500

1 EXISTING BASEMENT FLOOR PLAN
ID3 1/4" = 1'-0"

* PRELIMINARY PLANS NOT FOR CONSTRUCTION

CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS ON THESE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND.

REVISIONS:
1 - 16/10/13
2 - 20/10/13



OFFICE LOCATION:
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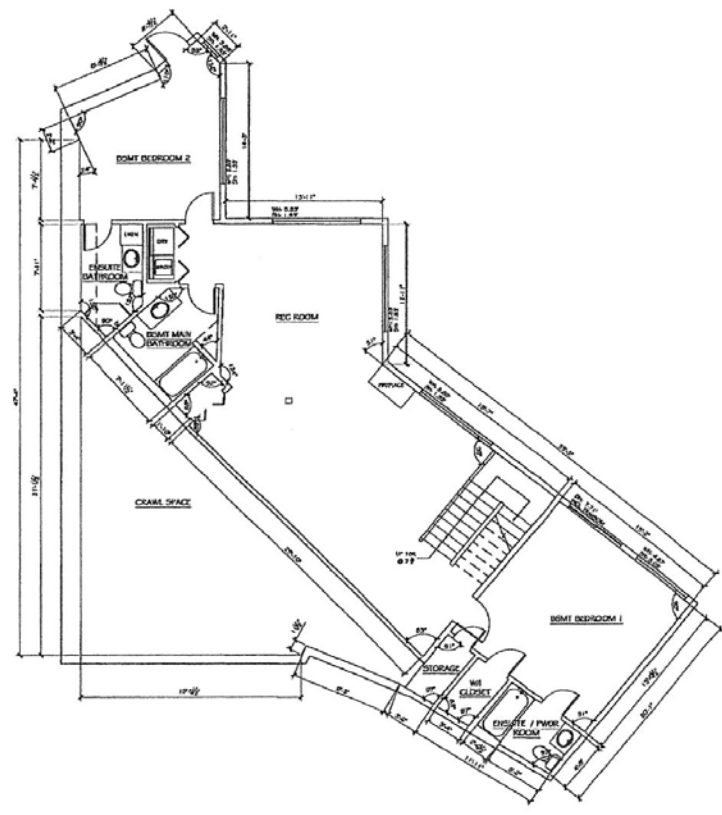
PROJECT:
SERVA RAGAN RESIDENCE
310 POPPERS POINT DRIVE
KELDONIA, D.C. V1Y 1Y1

DRAWN BY: LJ
CHECKED BY: SG

DATE:
OCTOBER 20, 2013.

REVISION:
2

SHEET:
ID3 OF 4



TOTAL SQUARE FOOTAGE:
INCLUDING ALL WALLS, EXCLUDING STAIRS - 1973
INCLUDING ALL WALLS, EXCLUDING STAIRS - 1712
CRAWL SPACE ONLY - 500
STAIRS, BOTH LEVELS - 140

1 PROPOSED BASEMENT FLOOR PLAN
ID4 1/4" = 1'-0"

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