



Luxurious home with Panoramic Views in award winning Kettle Valley subdivision.

This Erickson Signature home showcases quality and craftsmanship, blending modern and natural elements to perfection.

The main floor features floor to ceiling windows that embrace the amazing views. Full folding window doors open this space to the oversized view deck.

Upper level with access to a roof top deck and putting green.

Level wet bar, media room, games and casual family room. Over 4500 sq. ft, 3 bedrooms + den.

A courtyard pool faces south for maximum sun exposure. Tommie award winning home!

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5340 Signet Crescent



JANE HOFFMAN
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Features at a glance:

Lot size: 0.23 acres, 109.2 ft. x 126.6 ft.

Age: Built in 2011

Finished Area: 4511 sq. ft.

Main: 1923 sq. ft.

Below Main: 2588 sq. ft.

Bedrooms: 3

Bathrooms: 3, 2 full and 1 two-piece bathrooms

Garage: Detached over sized, heated double garage (will accommodate 3 vehicles)

Exterior: Stone, Stucco

Roof: Metal, Torch On Roof

Heating: Natural gas forced air, In Floor HotWater

Cooling: Central air conditioning

Fireplaces: 2 gas fireplaces

Water: Municipal

Sewer: Connected

Inclusions: Electrolux Icon dishwasher, Electrolux Icon professional series refrigerator, Electrolux Icon 4 burner gas stove, Danby beverage refrigerator

Room Sizes – Main Level

Master Bedroom: 17' x 17'

Dining Room: 13'4" x 13'4"

Living Room: 22' x 19'8"

Kitchen: 15'8" x 11'8"

Den / Office: 18' x 12'4"

Ensuite Bathroom: Full bathroom

Bathroom: 2 piece bathroom

Garage: 27' x 25'

Above Main

Roof top deck/Putting Green: Approx. 1000 sq. ft.

Room Sizes – Lower Level

Bedroom: 15' x 14'8"

Bedroom: 15'8" x 12'

Recreation Room: 22' x 15'8"

Media Room: 17'6" x 11'10"

Man cave / Gym / Workshop: 26'8" x 26'

Bathroom: Full Bathroom

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

- Tommie Award winning Erickson Signature built home in desirable Kettle Valley with outstanding lake views from nearly every room
- Kettle Valley features quality schooling, several area parks, walking trails and is located minutes to dining and shopping
- Numerous outdoor living areas, paving stone private patio, roof top deck with glass railing and putting green, oversized main floor balcony and ample lounging areas around salt water pool
- Interior showcases Brazilian Cherry Wood floors and staircases, seamless glass railings, 9 ft solid wood interior doors, stainless professional series appliances, granite countertops, slate fireplace surround
- Strong sense of arrival is created by modern architecture featuring stone and timber accents
- An in ground pool is nestled privately, facing south for maximum sun exposure, ample stamped concrete decking
- Built in Vacuum with kick plates
- Nuvo Sound System with 5 indoor zones and 2 outdoor zones

Entry

- Stamped concrete driveway leads to double garage and main entry
- 9 foot front door is flanked by glass panel for lots of natural light
- 11 foot ceiling height in foyer carries to all main floor rooms
- Impactful lake view upon entry, open to kitchen, dining and great room

Den/Office

- Main floor office conveniently located adjacent to foyer
- Two large picture windows, front courtyard views and pool views

Great Room

- The fireplace defines the great room beautifully, framed in floor to ceiling slate with inset lighted niches for art display
- Full folding retractable Nano doors open to deck with panoramic lake, mountain and city views

Kitchen

- Stunning Tommie Award Winning kitchen combines traditional and modern elements to perfection
- A suspended wood and stainless steel ceiling fixture above the oversized island is highlighted by inset lighting and glass pendant lighting
- 3 person island features custom built in wine holders
- Mixed tone cabinetry colors compliments the granite counters
- Under counter lighting showcases the textured tiled backsplash. Above interior cabinet lighting creates soft ambience.
- Stainless linear pulls complement the appliances
- French door opens to pantry complete with shelving and cabinetry

Dining

- Dining room is surrounded in floor to ceiling windows plus curved large picture window accentuates the view
- Modern chandelier perfectly accents the space
- Corner inset wall niche with glass shelving

Master Bedroom

- Main floor master bedroom has stunning lake and mountain views
- Trayed ceiling details, plush carpeting and an abundance of glass take advantage of the views
- Walk in closet with open shelving, racks and built in dressers
- Luxurious master bathroom features his and hers sinks set in granite, mosaic glass backsplash, seamless glass shower, soaker tub and privacy toilet
- Master bath provides extra cabinetry complete with inset lighting, shelving and storage

Bedrooms

- Large main floor master bedroom
- 2 spacious lower level bedrooms with 10 ft. ceilings, large windows and closets

Baths

- 2 piece bath on main floor, granite counters
- Tommie Award Winning 5 piece spa inspired master bathroom
- 4 piece lower level bathroom

Detailed Information

Lower Level

- 10 ft. ceilings throughout, commercial grade fans

Family Room

- Spacious lower level family room, Nana doors open to lower level patio
- Rustic timber accents, lower level gas fireplace features textured stone surround
- Double French doors lead to south facing courtyard pool

Wet Bar

- Stylish wet bar features raised glass counter over granite counter, sink and beverage refrigerator
- French doors access covered patio and access hot tub area (hot tub not included)

Media Room

- Large media room, projector plus surround sound
- Wall sconces produce soft lighting

Man Cave/Future Exercise Room

- Perfect location for a professional gym, easy access to the pool for laps or relaxation
- Commercial floating vinyl floor with in floor hot water heating













Kristy Huber



Jane Hoffman

Telephone: 250-860-7500
Email: jane@janehoffman.com
Website: janehoffman.com



JANE HOFFMAN
GROUP

