



Architecturally designed "urban contemporary" residence set on prime level lakeshore with sandy beach.

Stunning 5 bedroom, 4 bath with over 4600 sq. ft. of luxury living nestled in quiet lakeside neighbourhood. Commanding views of the lake from Okanagan Lake bridge to Peachland.

Full opening wall system gives seamless access to the lakeside patio plus 2 side courtyards, all engaging outdoor living.

Deep water moorage dock with lift.

Proudly Presenting

2 - 382 Braeloch Road



JANE HOFFMAN
GROUP



Features at a glance

Lot size: 0.58 acres, 45.37 ft. x 223 ft. with 69.27 ft. of water frontage, Bare land strata lot 1 and 2 share this lot

Age: Built in 2010

Finished Area: 4645 sq. ft.

Main: 2070 sq. ft.

Above Main: 2575 sq. ft.

Bedrooms: 5

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

Garage: Attached oversize double, could accommodate 3 cars

Exterior: Stone, Stucco, Cedar, Wood Siding

Roof: Metal, Torch on roof

Heating: Natural gas, electricity, forced air, heat pump, in-floor water

Cooling: Central air

Water: Municipal

Sewer: Connected

Inclusions: Jennair 5 burner gas cook top with down draft venting, 2 Asko dishwashers, Inverter microwave, Fisher & Paykel wall oven, Liebherr side by side refrigerator with double freezer, Freezer in the mud room, Silhouette beverage fridge, Front load Electrolux washer/dryer in a “designer green”

Exclusions: Work bench in the garage, custom mirror in one of the bedrooms, rack with hooks in the main upper level bathroom

Room Sizes – Main Level

Bedroom: 15'9 x 9'

Main bath/shared guest ensuite - Full: 9' x 10'3

Foyer: 39' x 12'10

Mud Room: 13'7 x 9'4

Dining Room: 17' x 10'8

Kitchen: 25' x 16'

Great Room: 25' x 17

Room Sizes – Upper Level

Master Bedroom: 11'7 x 15'5

Deck: 19'9 x 9'9

Ensuite - Full: 7'3 x 15'5

Den / Office: 16' x 10'10

Bedroom: 16'9 x 11'

Media Room: 10'10 x 13'8

Bathroom - Half: 6' x 5'5

Laundry: 8'8 x 5'

Bedroom: 11'10 x 15'10

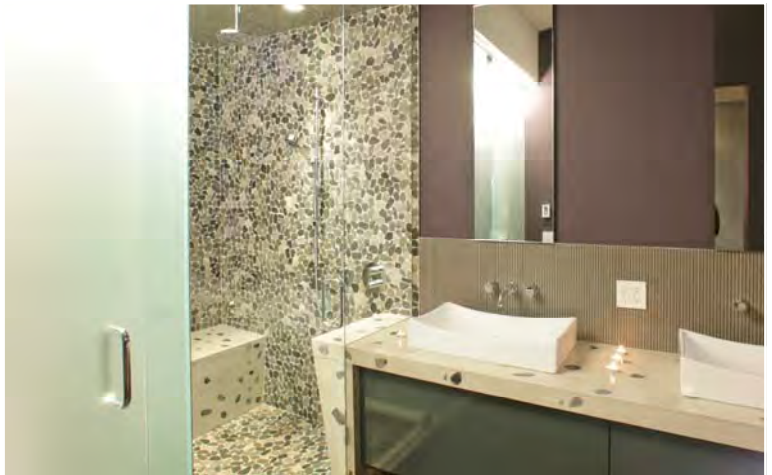
Bedroom: 9'10 x 20'

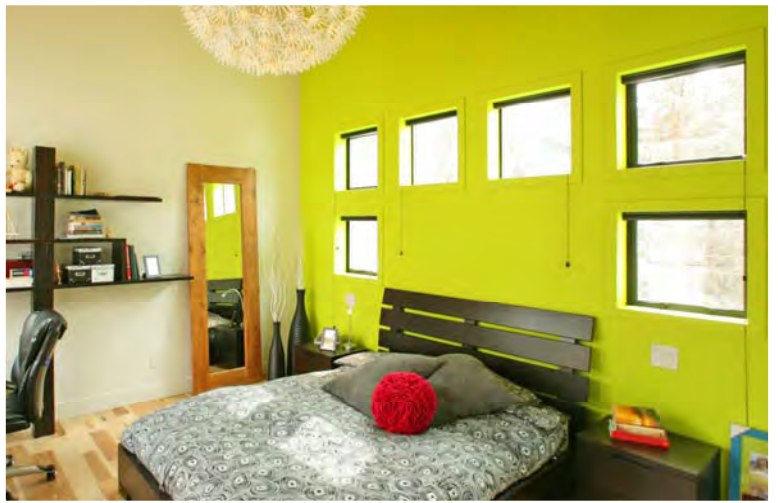
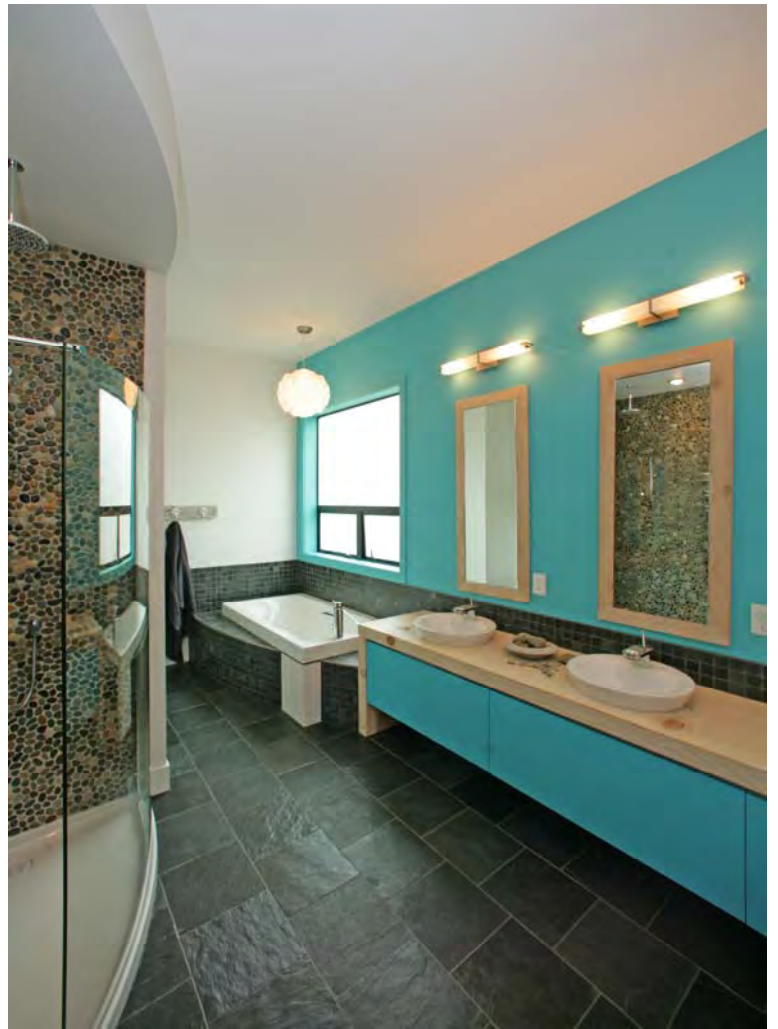
Bathroom - Full: 9' x 15'7

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.







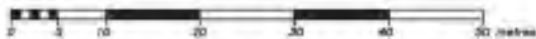




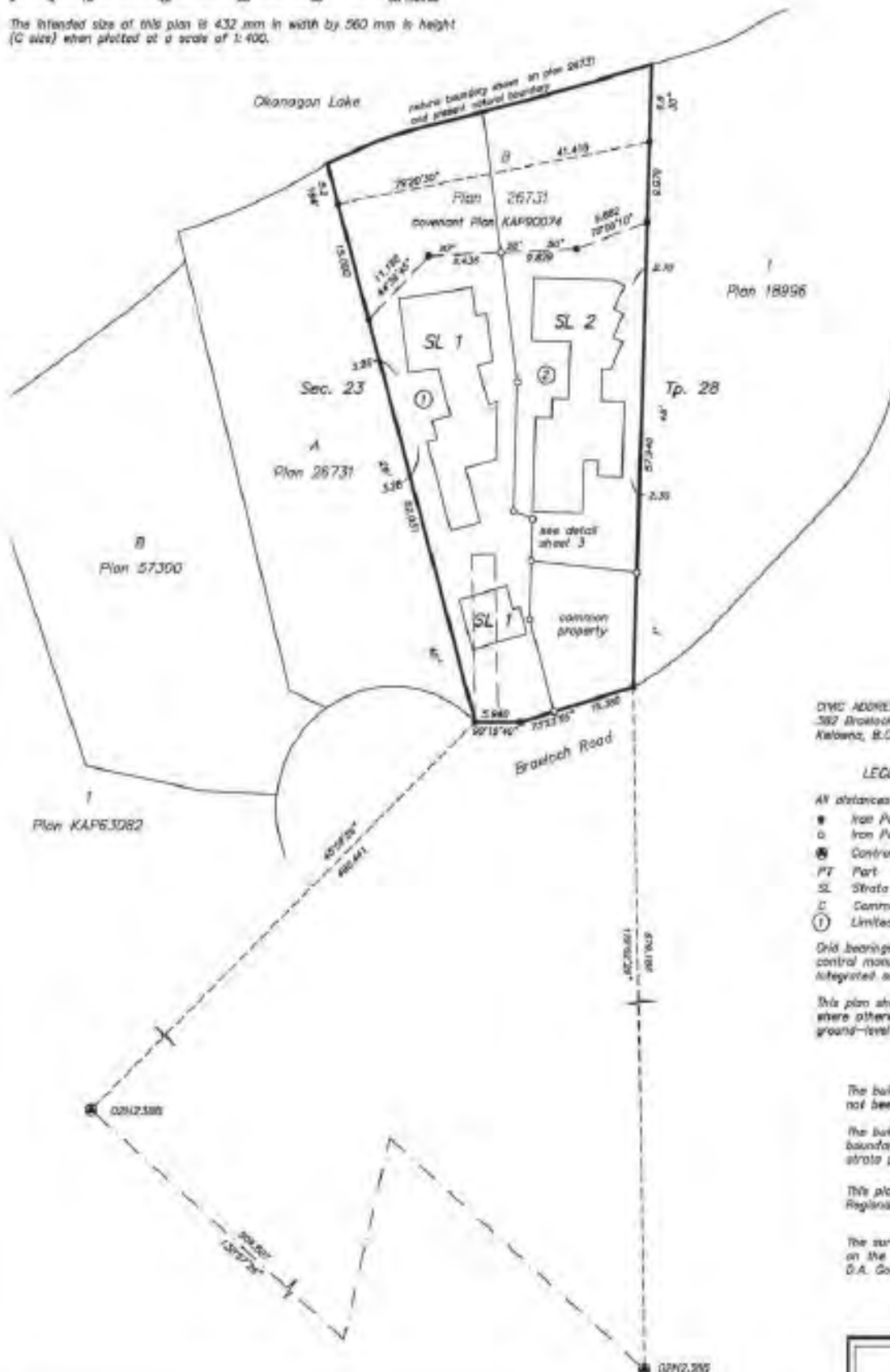
**STRATA PLAN OF LOT B
PLAN 26731 SEC. 23 TP. 28 S.D.Y.D.**

sheet 1 of 4 sheets
EPS306

BCCS 82E.073



The intended size of this plan is 432 mm in width by 560 mm in height (C size) when plotted at a scale of 1:400.



DWC ADDRESS:
382 Brautsch Road
Kelowna, B.C.

LEGEND

- All distances are in metres.
- Iron Post Found
- Iron Post Found
- ⊕ Control Monument Found
- PT Part
- SL Strata Lot
- C Common Property
- ① Limited Common Property for Strata Lot Created

Old bearings are derived from observations between control monuments 02N2.386 and 02N2.200, Integrated survey area No. 4 - City of Kelowna NAD83 (CCRS).

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by conversion factor 0.999928.

The buildings included in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

This plan lies within the Central Okanagan Regional District and the City of Kelowna.

The survey represented by this plan was completed on the 27th day of September, 2010, by D.A. Godford B.C.L.S.

Re 15044 B.337 150445TR

D.A. Godford Land Surveying Inc.
710-1338 ST. PAUL STREET KELLOWNA PHONE 753-3737

Detailed Information

Exceptional Features

- Architectural design by Scott Walkinshaw of Kelowna, "urban contemporary" residence set on prime level lakeshore with sandy beach.
- Stunning 5 bedroom/4 bath with over 4600 sq ft of luxury living nestled in quiet lakeside neighbourhood.
- Commanding views of the lake from Okanagan Lake bridge to Peachland
- Bare Land Strata with 2 homes, zoned RU6
- Site area of the bare land strata lot is .599 acre includes strata lot 1 and strata lot 2
- Shared licensed wharf with own private 3 ton boat lift, deep water boat moorage
- Private cove with excellent swimming and sandy beach
- Acrylic stucco with horizontal rough sawn cedar cladding and stacked natural rock accents gives the home an impressive West Coast contemporary exterior design
- Cedar garage doors
- Torch on roof plus metal roofing
- Generous sized outdoor living spaces for family enjoyment, entertainment and emersion into the Okanagan summer experience
- Lakeside patio accessed easily from the kitchen area with rough sawn cedar pergola graced with mature "Wisteria"
- Beach lakeside patio, positioned steps from the lake frontage, surrounded privately with rock landscaping wall and mature plant, tall native grasses, vines with eating grapes to enjoy
- Raised garden beds, fragrant perennials and honeysuckle along the fence enhance the calming effect and serenity of the property
- Courtyard at the front entry of the home with brick labyrinth, focusing on a beautiful magnolia tree and water feature
- 2 side courtyards, one courtyard with log storage for the wood burning fireplace and mature clematis vines along the privacy fencing
- The other side courtyard is easily accessed, has a pass through from the kitchen and is the BBQ outdoor living space complete with serene water feature accented by up lighting
- Polished limestone directly in front of the wall of "Nano" opening doors that leads to the lakeside patio. Limestone pavers on the patio.
- When the doors are fully opened, there is a seamless transition between the outdoors and indoors
- Most main light fixtures on dimmers
- The home is accented with reclaimed beams, rough cedar ceiling decking and old bricks
- Use of Parallam beams throughout the home
- Chartreuse, blue and green are pulled in as theme accent colours adding to the modern tone of the home
- Dramatic 15 ft. ceiling height in the Great Room, 11'9 ft. in the kitchen and soaring to 25 ft. above the dining area and parts of the hallway
- Concrete flooring on the main level with in-floor radiant heating
- Solar panels add efficiency in supplementing heat to the radiant in floor heating and hot water tank
- Hickory hardwood flooring in the upper level
- Solid wood interior doors
- Floating staircase constructed with "parallam" wood, stainless dowels, glass railing with stainless banister
- Stairwell is an open tower of glass with frosted privacy glass within the tower
- Interesting contemporary light fixture over the stair well and several modern fixtures in the upper hallway all casting flickering shadows on the ceiling at night
- Natural gas forced air furnace, central air conditioning, heat pump
- Solar panels to supplement the heating
- 2 steam showers, one in the master bedroom and one in the main level bathroom/shared guest bedroom ensuite
- Peach and apricot tree in the back yard, raspberries, strawberries, raised garden beds
- Nuvo audio electronic system, I Pod docking stations, built in sound
- Low E windows
- Kayak, water toy storage under the beachside deck
- Oversized double heated garage, could accommodate 3 cars, sink in the garage
- Crawl space with stair access from the exterior, the furnace, electrical modems, hot water tank are in the crawl space
- Shared licensed wharf with 3 ton boat lift, deep water boat moorage
- Private cove with excellent swimming and sandy beach

Detailed Information

Entry

- Slate stacked rock accents surround the front entry
- Stunning, custom front entry door, “off-axis” push to open, solid horizontal cedar with metal accents

Foyer

- Welcoming entry focusing on the grandeur of the lake view
- Full lake view from the moment you enter
- Pebble insert within the concrete flooring leading to the main living areas

Mudroom

- Functional room for busy families, 6 lockers, open storage, rough cedar feature wall with coat hooks

Guest Bedroom

- Main floor bedroom
- French door to front courtyard, shared ensuite access to the main floor bathroom

Bathroom

- Main level 3 piece bathroom with “cheater” door providing ensuite bathroom to the guest bedroom
- Walk in steam shower, 2 benches, 2 lights in the shower, vessel sink, reclaimed brick features, kick plate vacuum

Dining Room

- Part of the open design of the home with the Great Room and kitchen
- Vaulted ceiling adds architectural interest with the varied ceiling height and soaring to 25 ft.
- Modern pendant lighting plus tract lighting

Great Room

- Dramatic 15 foot vaulted ceiling with reclaimed blonde rough cut cedar decking
- Floor to ceiling windows engage the commanding views of the lake and flood the open concept living space with natural light
- Parallax beam and posts define the Great Room and kitchen area
- Suspended wood burning fire place
- Built in log storage and decorative art niche above
- Stunning modern light fixture imported from Italy
- Stucco panels that resemble concrete wall add to the “urban” feel and décor

Kitchen

- Custom European style sleek cabinets by Glen Canyon Kitchens, functional and timeless in design
- Full appliance caddy, 2 sets of pantry units with stainless custom pullouts for cans and groceries, deep drawer storage
- Contrasting cabinet finish with green polished lacquer finish and exotic Zebra wood cabinets
- Opening mechanism of the cabinetry is a gentle touch and “push” to open
- Upper units extend to the ceiling with frosted glass and accent lighting
- Stainless steel kick plate baseboard under the cabinets
- Island with Corian counters and seamless Corian sink, translucent and backlit island
- Boiling water faucet at the island sink
- 5 person island eating bar with “tear” drop pendant lighting over the island
- Cabinet storage within the island
- Double concrete sink with 2 drain boards overlooks the courtyard and has the full opening pass through windows
- Stainless steel finish on the cabinets beneath the sink with touch and kick opening mechanisms, 4 recycling garbage bins
- Decorative display shelving above sink
- Wrap around cabinetry and Corian counter, upper units with frosted glass, functional space, great storage, blackboard above adds interest
- Polished limestone directly in front of the opening door system that leads to the lakeside patio with limestone pavers on the patio
- Engage totally with the outdoors with full opening “Nano” wall system to lake side patio including corner opening with no post
- When the “Nano” doors are fully opened, there is a seamless transition between the outdoors and indoors
- Also a French door for access to the patio, back yard and lake

Detailed Information

Upper Level

Mezzanine level with access to Deck

- View of the lake from the deck, frosted glass railing, access with a French door, timbered pergola over the deck

Media Room

- Built in sound system, wires and speakers, insulated for sound
- Hickory hardwood flooring

Bedroom

- View of the lake, hardwood flooring, closet with frosted mirrored bypass closet doors, built in organizer with drawers, I pod docking station

Bedroom

- Loft adds extra space to the room size, plus storage built into the steps
- Vaulted ceiling decked with blonde rough cedar, corner windows
- Closet with built in organizers and drawers

Bedroom

- View of the lake, French door to deck
- Built in “glu lam” desk, closet with organizers and drawers
- Beautiful light fixture, black out blinds

Main Bathroom

- 6 piece bathroom with 3 sinks! Tiled back splash, blonde cedar counter, walk in shower with pebbled walls, rain shower head, soaker tub with hand shower, floating toilet with dual flush
- Custom cabinets with unique stacking and sliding storage system

Master Bedroom Suite

- Double frosted glass sliding doors to entry this private retreat
- Captivating views of the lake and beyond
- Windows overlooking the water’s edge, enjoy the sound of the water infiltrating the room when the windows are open
- Upholstered king sized bed with custom head board that includes shelving
- Walk in closet with under cabinet lighting, drawers, 2 sets of shoe racks, make up vanity, window
- Own private sitting area plus an office with stunning view of the lake and mountains

5 piece Ensuite Bathroom

- Magnificent view of the lake from this spa-like bathroom
- Steam shower with concrete bench pebbled floor and wall, rain head plus shower head, 2 shower lights, double soaker tub with hand shower, under counter lighting, vessel sinks, tiled back splash, separate toilet with pebbled feature wall, floating toilet with dual flush, heated towel rack, heated tile floor, kick plate vacuum
- Custom cabinets with special storage design

Master Bedroom Office

- Enjoy your work space inspired by the expansive vistas and many moods of the lake, both day views and lights at night
- Built in desk cabinetry constructed with reclaimed glu lam beams
- Unique wall shelving

Laundry

- Laundry is conveniently located on the 2nd level
- Custom cabinets, built in ironing board





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