



Gated 4.35 acre country estate with expansive lake, city and valley views.
Custom designed 6609 sq. ft. rancher with 4416 sq. ft. on the main level. 4 bedrooms/7 full bathrooms.
Covered patio seamlessly integrates the indoors with the pool terrace giving way to comfortable outdoor living areas.
Stunning 20 x 40 UV pool positioned to enjoy the privacy and serenity of the acreage and orchard.
Oversized triple garage 1100 sq. ft.
Exceptional storage in the lower level 2754 sq. ft. with overhead door access.
Cherry Tree Orchard.

Proudly Presenting

2798 KLO Road



JANE HOFFMAN
GROUP



Features at a glance:

Lot size: 4.35 acres

Age: Built in 2011

Finished Area: 6609 sq. ft.

Main: 4416 sq. ft.

Above Main: 718 sq. ft.

Below Main: 1475 sq. ft.

Bedrooms: 4

Bathrooms: 7

Garage: More than triple, workshop

Exterior: Cedar

Roof: Asphalt/Fiberglass Shingles

Heating: Natural gas forced air, Heat Pump

Cooling: Central air conditioning

Fireplaces: 1 gas fireplace

Inclusions: Sub Zero freezer/refrigerator, wine cooler, beverage fridge, 2 refrigerator drawers, 36 inch Wolf gas range with dual electric convection ovens, 30 inch built in Wolf electric dual convection ovens, Wolf microwave drawer, Wolf regular microwave, Wolf warming drawer, 2 Bosch dishwashers, Bosch washer/dryer

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 x 10

Great Room: 24 x 25

Kitchen: 13 x 19

Pantry: 8 x 18

Laundry: 12'6 x 8

Mud Room: 13 x 14'4

Dining Room: 15 x 16

Den / Office: 10 x 12

Master Bedroom: 15 x 21'10

Bedroom: 13 x 12'6

Bedroom: 13'6 x 11'6

Ensuite - Full: 11'2 x 18'9

Ensuite: Full Bathroom

Bathroom: Full Bathroom

Bathroom: Full Bathroom

Room Sizes – Upper Level

Bedroom: 13'6 x 11'6

Bathroom: Full

Bonus room: 21'6 x 18'2

Room Sizes – Lower Level

Bathroom: Full Bathroom

Rec Room: 31 x 21

Bathroom - Full: 9 x 9

Wine Cellar: 12 x 12



















Detailed Information

Exceptional Features

- 4 bedrooms, 7 full bathrooms
- 4416 sq. ft. on the main floor, 718 sq. ft. upper loft/ bonus room, 1475 sq. ft. on the lower level
- Total finished area is 6609 sq. ft. plus 2754 sq. ft. unfinished storage area
- Main level oversized triple garage is 1100 sq. ft.
- Private country estate set on 4.35 acres with expansive views of the lake, city and valley
- Gated entry, electric iron gate, with paved curved driveway lined with deciduous and evergreen trees
- Second gated entry accessed with a manual double wide chain link
- Full 360 degree panorama of the valley and mountains
- House is custom built by San Marc Homes in 2011
- New home warranty 2-5-10
- 6 ft. black chain link fence around the total property
- Fully irrigated property on timed sprinklers
- 20 x 40 ft. pool with automatic cover, 3 to 5.5 ft. deep, UV filtered pool
- Custom scraped lightly stained oak planking hardwood floors throughout all levels, no carpet
- White washed wood planking on some ceilings accented by reclaimed wood beams, planking is from old warehouses in Vancouver
- To add interest to the décor of the home, some walls are finished in acrylic stucco for accent adding depth and texture
- 16 ft. ceiling in the Great Room, 13 ft. in the Dining Room, 11 ft. in the foyer and 9 ft. in all other rooms
- Heated marble floor in master bedroom ensuite, heated ceramic tile in all other bathrooms, laundry room, office and hallway
- Solid wood paneled interior doors with crystal knobs
- LED lights wherever applicable, 80 % of the home lighting is LED, including outer soffit and exterior lighting
- Abundance of interior pot lights
- Most blinds are battery operated
- All bedrooms are wired and equipped for ceiling fans
- Built in vacuum on all levels plus the garage – the upper and lower level are regular built in vacuum. The main level has 4 outlets with retractable hoses

- 2 Navien instant hot water units, 2 high efficiency forced air gas furnaces, 2 two-stage energy efficient heat pumps
- Filtration system for the water
- 2 stage alarm system - the lower level storage area and main residence are separate
- Deep 3 car garage with 3 overhead doors, separate heater for the garage, built in vacuum, water tap
- Special 50 year asphalt roof
- Natural granite stone detail, cedar shake siding
- Cherry tree orchard, approximately 850 trees, 250 Titans and 600 Staccato trees, 3rd year growth, timed underground irrigation for orchard

Entry/Foyer

- Grand entrance and parking area, interlocking paving stone entrance driveway with a patterned medallion
- Custom solid wood paneled front door with transom windows, upholstered bench
- Tiled floor set in diagonal patten with detailed tile inset border
- Quoizel Tiffany light fixture
- Walk in guest coat closet with shoe rack

Great Room

- Features a granite gas fireplace with raised hearth, custom recycled timbered beam mantel
- Built in entertainment centre flanks the fireplace
- Dramatic vaulted ceilings with recycled beams
- Chandelier is on a hydraulic lift making it easy to clean
- Custom wood sliding doors with full panel double sliders leads to a large covered patio outdoor living area, interlocking pavers

Kitchen

- Stunning island kitchen design is definitely the heart of the home
- The view of the lake, serenity of the acreage, pool and patio area enhance the seamless outdoor/indoor living experience in all seasons
- Vaulted ceilings
- Custom kitchen cabinetry, wood lined cabinets, quiet soft close drawers, 2 display upper units with LED lighting, special paneled columns with custom pullouts, recipe book storage, appliance storage
- 5 x 7 ft. island with butcher block counter, all other kitchen counters are granite, tiled back splash
- Dramatic pendant lighting over the island
- Pot filler

Butler Pantry

- Vaulted ceiling, plenty of cabinets creates a functional work space, all cabinets with pull outs, Wolf microwave, Dual electric Wolf built in convection ovens and warming drawer and Sub Zero beverage fridge
- Radius angle Blanco stainless sink
- Glass mosaic tile back splash, deep baking storage cabinetry, baking centre with pullouts
- LED tape lighting for glass china display units
- Sub Zero beverage fridge

Dining Area

- Vaulted ceiling, magnificent view of the lake, valley and the estate acreage setting
- Elegant light fixture matching the wall sconces and fixture over the kitchen island
- Recessed niche for dining room hutch

Laundry

- Custom cabinets with pull outs, easy care louvered cabinet doors, Blanco stainless sink, built in double laundry hamper cabinet, built in ironing board, lowered counter sewing area, vacuum storage cabinet

Mudroom

- Huge functional back entrance mudroom, 3 closets, one is dedicated closet for shoe storage
- Full wall of lockers with drawers
- Back door to patio and peach orchard
- Side yard with South, East and West exposure

Office

- Heated tile floor, custom built in cabinets, 4 custom file cabinets, 3 computer work stations
- Views of the lake
- Ceiling fan, recessed lighting

Master Bedroom

- Double doors to enter this master retreat, vaulted ceilings, recessed and sconce lighting, 72 inch ceiling fan
- Double sliding doors to the deck and covered patio
- Walk in closet with window, built in custom organizers and drawer, furniture quality cabinetry
- Lutron blinds
- Luxurious spa-like 5 piece ensuite, 2 sinks, laundry hamper, easy clean louvered cabinets, beveled mirrors, Hans Grohe double shower heads, huge walk in shower, cast iron Kohler claw foot soaker tub and faucets, heated marble floor

Bedroom

- Beautiful view to the cherry orchards and valley, northern exposure
- Sliding glass door to private patio
- Double doors to closet, built in organizers and drawers, hardwood floor
- 3 piece ensuite, porcelain tile floor, granite counters, mosaic tile back splash, walk in tiles shower

Bedroom

- Bright room with 2 windows, sliding doors to closet with built in drawers and custom storage
- This bedroom shares a 3 piece bathroom with jetted tub

Bonus Room - 718 sq. ft. over the garage

- 21'6 x 18'2 media/family room with a 13'6 x 11 bedroom
- 3 piece ensuite bathroom
- Flooded with natural light with eastern sun exposure
- Vaulted beamed ceiling, recessed lighting
- Hardwood floor
- The bonus room has its own zoned heating system

7 Full Bathrooms - 2 on the Lower level, 4 on the Main level, 1 on the Upper level

- Kohler sinks and faucets, Toto toilets, 1 claw foot iron soaker tub, 1 jetted tub
- All showers have Hans Grohe double head shower units
- 5 piece master bedroom ensuite
- 3 piece ensuite in the loft bedroom
- 3 piece bathroom ensuite, walk in shower, heated porcelain tile floor, granite counter
- 3 piece main level bathroom is also a shared ensuite with guest bedroom, heated tile floor, Max jetted soaker tub with hand shower
- 3 piece, main level, pool bathroom, walk in shower, 2 shower heads and bench, lots of space for change room. There is a patio door to the pool bathroom from the pool/deck area – this door leads to a tiled area accessing the pool bathroom, pantry, office, laundry and back entrance. Creative and functional planning keeps all the wet feet on the tile and gives quick access to the bar fridge in the pantry and kitchen
- 3 piece lower level bathroom, heated porcelain tile floor with a matt finish
- 3 piece lower level bathroom, in the storage area

Lower Level - wide staircase with 2 wood banisters

Recreational Room

- Cove ceiling with mood setting tape lighting, wainscoting
- Two Quoizel Tiffany light fixtures in the lower level entertainment area. On lamp over the card table and the other over the billiards table
- This area has roughed in plumbing for a wet bar

Wine or Storage Room

- Wood floor

Lower Level Storage Area

- Lots of options for the generous sized 2754 sq. ft unfinished area
- Walls are gyproc, built in vacuum, roughed in plumbing, overhead doors
- This storage area has access from both the main driveway or secondary driveway
- 3 piece bathroom with walk in shower, heated tile floor with a matt finish

Furnace Room

- There are 2 furnace rooms in the home





Kristy Huber



Jane Hoffman

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



JANE HOFFMAN
GROUP

