



Magnificent 4 bedroom rancher with walk out basement set privately with gated entry to impressive 11 acre estate.

His and Hers 2 car garages and one detached 4 car garage/workshop. Room for all the toys.

Temperature controlled wine cellar, media room, gym, 4 fire places, playground, spacious laundry/hobby room, workshop, and more!

Expansive views of Okanagan Lake and mountains!

Stunning city and valley views!

Minutes to downtown and Big White Ski Resort.

*Proudly Presenting*

1621 Huckleberry Road



JANE HOFFMAN  
GROUP



### Features at a glance

Lot size: 11.08 acres

Age: Built in 2007

Finished Area: 5659 sq. ft.

Main: 3093 sq. ft.

Below Main: 2566 sq. ft.

Taxes: \$7,794.26 for 2014

Roof: Asphalt/Fiberglass Shingles

Garage: Attached and Detached, 7 covered parking spaces

Water: Well

Sewer: Septic tank and field system

Heating: Forced air electric, heat pump

Cooling: Central air conditioning

Fireplaces: Four, electric, propane and wood

Bedrooms: 4

Bathrooms: 5, 3 full and 2 two-piece bathrooms

**Inclusions:** Furniture negotiable

All appliances – of high end quality

Maytag wall oven, built in Panasonic microwave,

Jennair side by side refrigerator with water dispenser,

Jennair smooth top range with oven, Asko

dishwasher, Jennair bar fridge

Stacked Maytag washer/dryer on the main level plus

Maytag washer/dryer in lower level laundry room

All gym equipment

Media room electronics and equipment, theatre chairs

Stereo system (CD Player and Kardam receiver)

Window Coverings, All TV's

**Exclusions:** Some personal art work and accessories – list to be provided

### Room Sizes – Main Level

Living Room: 19.2 x 18

Dining Room: 14.6 x 14

Kitchen: 14.4 x 14.5

Den/Office: 13.10 x 9

Trophy Room: 27 x 14

Billiard Room: 21 x 16.5

Master Bedroom: 17.6 x 17

Ensuite Bathroom: 5 piece

Deck: 23.2 x 14.6

### Room Sizes –Lower Level

Family Room: 15 x 15.10

Bedroom: 13.10 x 15

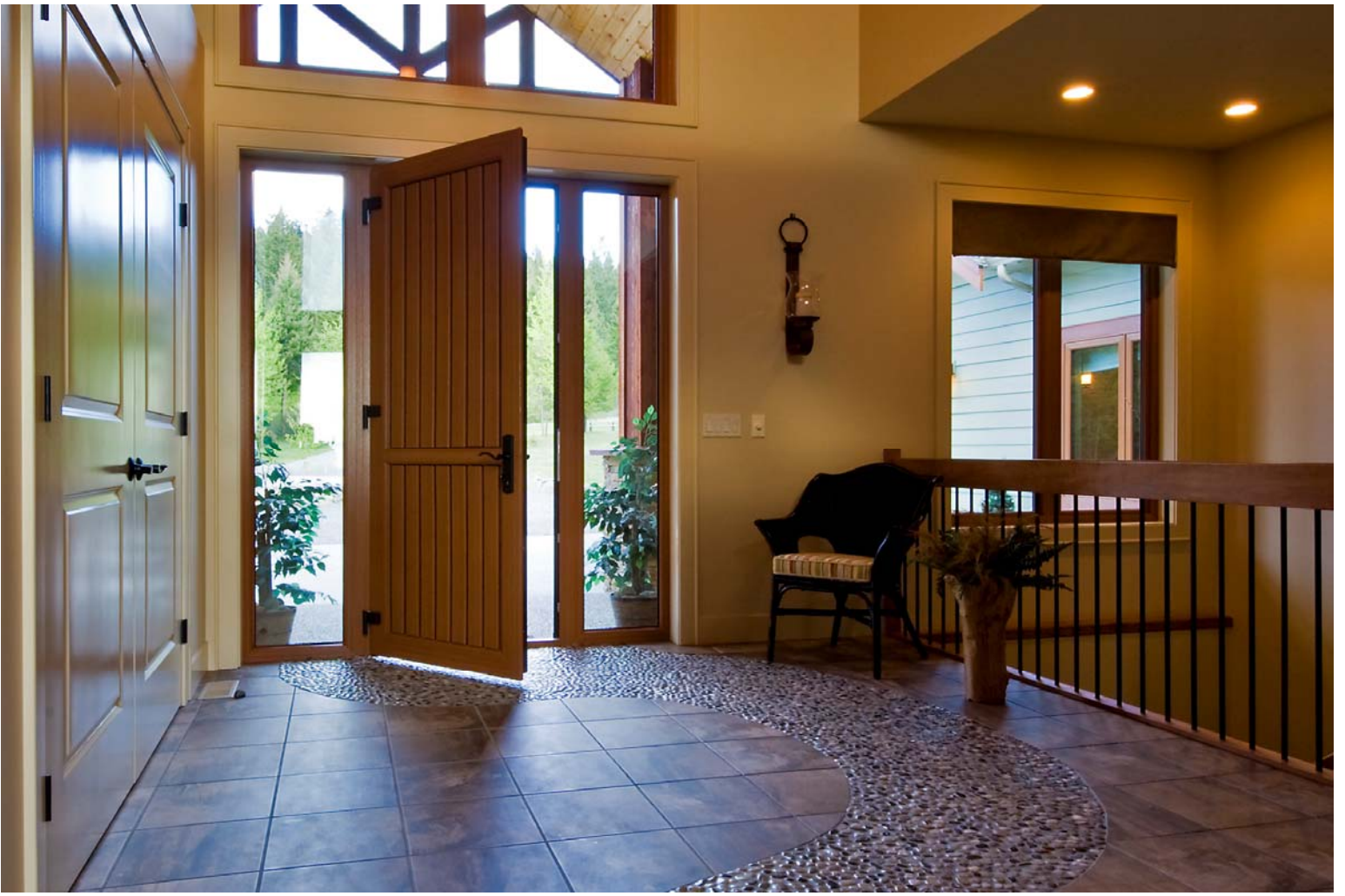
Bedroom: 11.8 x 15.10

Bedroom: 12.6 x 11.10

Laundry: 14 x 13.2

Theatre Room: 14 x 13.3

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

- Low maintenance exterior Hardie Plank, stone and wood timbers
- Maple hardwood flooring, solid maple custom cabinets throughout home
- Euroline windows
- All closets have lights
- Phantom screens on the 2 patio doors
- Built in sound system
- Intercom system throughout the home and connected with the detached shop
- 4 fireplaces – 1 wood, 1 electric and 2 propane gas
- Sauna
- Lower level ceiling insulated for sound proofing
- Distilled water throughout the home
- Water conditioner
- Rinnai hot water tank – propane heated – hot water is “instant”
- Nu Air ventilation and air exchange system
- 1100 gallon cistern tank reserve with the well water system

## 2 attached double garages

- His and Hers garages, one with extra height – 680 sq ft, one with extra deep tandem – 611 sq ft

## Detached oversized garage and workshop

1152 sq ft - propane heater, 2 piece bathroom  
30 amp package for RV

## Entry

- Dramatic presentation of home with timbered entry and sunny east facing patio
- 2 closets in the foyer with built in organizers, shoe racks
- Tiled floor with pebble details

## Office

- Off the foyer
- Custom built in maple cabinetry
- Spectacular view of the lake
- Shares the 3 way fireplace with the Great Room and Foyer

## Great Room

- Views of the lake, city, mountains and valley beyond!
- 3 way propane gas fireplace with rock surround
- Custom built in cabinet, entertainment centre
- Tray ceiling

## Dining Room

- Open concept with Great Room and Kitchen
- French doors to covered sundeck
- Enjoy to the breathtaking views of the lake and mountains

## Recreational Room / Billiards Room

- Open concept with Great Room – perfect entertainment area for friends and family
- Custom maple cabinets with charcoal stain, glass display upper cabinets, stone detail, granite counter, 6 person bar
- Window bench

## Kitchen

- Granite island kitchen, Blanco granite double sinks
- Built in china cabinets

## Built in Eating Nook

- Cozy eating area
- Stone tiled counter

## Butler Pantry

- Filled with natural light
- Open shelving creates ease in this spacious and functional “prep” kitchen

## Trophy Room

- Features natural stone wood burning fireplace
- Tiled floor, vaulted ceiling
- Lots of closet space

## Bathrooms

- 5 piece master bedroom ensuite
- 2 piece powder room on main level – pebble counter, tile floor
- 4 piece bathroom shared ensuite with lower level bedroom
- 4 piece bathroom lower level – heated tile floor, tiled counter, walk in shower, tub
- 2 piece bathroom in the detached shop – electric heat

# Detailed Information

## Master Bedroom on main level

- Spacious master bedroom suite with panoramic view of lake and valley
- Sensational walk in closet with cork flooring, island with drawers, built in organizers, window
- Electric fireplace, pebble surround and built in entertainment centre and shelving
- Luxurious spa like ensuite bathroom – heated ceramic tile floors, laundry room chute, walk in shower with pebble base, 2 shower heads, tile counter and pebbled back splash, soaker tub with pebble surround and hand shower

## 3 bedrooms on the lower walk out level

- Bedroom 1 - carpet, closet, sink and walk through to ensuite bathroom shared with
- Bedroom 2 – carpet, walk in closet, sink
- Bedroom 3 – carpet, door to bathroom All bedrooms have expansive views of the lake, mountains and valley

## Lower Level

### Family Room

- Rock fireplace – propane gas, built in cabinets

## Exercise Room/Gym

- Cork floor, built in sound system
- All gym equipment is included

## Sauna

## Media Room / Home Theatre Room

- Insulated for sound proofing
- All media equipment and chairs included
- Surround sound
- Built in custom cabinets
- Popcorn station
- Granite counter

## Wine Cellar

- Thermostatically controlled temperature
- Tile floor, abundance of wine racks

## Laundry Room / Hobby Room

- Bright sunny room, spacious with island and lots of cabinets
- Heated tile floors, recessed and tract lighting
- Cabinets with tiled back splash
- Laundry chute
- Door access to patio and rear yard





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