



Stunning Kelowna Waterfront Acreage

A spectacular private lakeshore retreat on Okanagan Lake, custom built by Fawdry Homes and carefully crafted to connect seamlessly with the waterfront & surrounding environment.

Over 4900 sq. ft. of luxury living on Kelowna's waterfront with 5 bedrooms and 4 bathrooms, perfectly positioned on 2.495 acres.

Extensive landscaping includes rock walls & sitting areas, boasting a deep water dock (50 ft) with a boat lift and over 300 ft. of water frontage.

Proudly Presenting

6850 Lakeshore Road



JANE HOFFMAN
GROUP



Features at a glance:

Lot size: 2.495 acres, 515 ft. x 320 ft.

Water Frontage: 314 ft.

Age: 2004

Finished Area: 4992 sq. ft.

Main: 1924 sq. ft.

Above Main: 1360 sq. ft.

Below Main: 1708 sq. ft.

Bedrooms: 5

Bathrooms: 4

Garage: Attached Double

Exterior: Cedar, Hardie Board, Stone

Roof: Asphalt/Fiberglass Shingles

Heating: Geothermal

Cooling: Geothermal

Fireplaces: 2, mixed conventional

Water: Lake Intake

Sewer: Septic

Inclusions: KitchenAid 6-burner Gas Cooktop, Bosch Dishwasher, KitchenAid Built-in Oven, Panasonic Microwave, Maytag Fridge, LG Washer & Dryer, Danby Fridge with Keg Tap, Silhouette Bar Fridge

Room Sizes - Main Level

Living Room: 20 x 22'4

Kitchen: 19'6 x 14'6

Dining Room: 13 x 13'6

Den / Office: 12 x 11

Bathroom - Full:

Bedroom: 13'4 x 12'8

Laundry: 14'6 x 13

Room Sizes - Upper Level

Bedroom: 12'8 x 11

Bedroom: 12'8 x 12

Master Bedroom: 16'6 x 13

Ensuite bathroom: Full

Ensuite bathroom: Full

Room Sizes - Lower Level

Games Room: 21'8 x 19'7

Bedroom: 19'4 x 27'9

Bar: 10'3 x 6'3

Family Room: 18'3 x 11'3

Bathroom: Full

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.



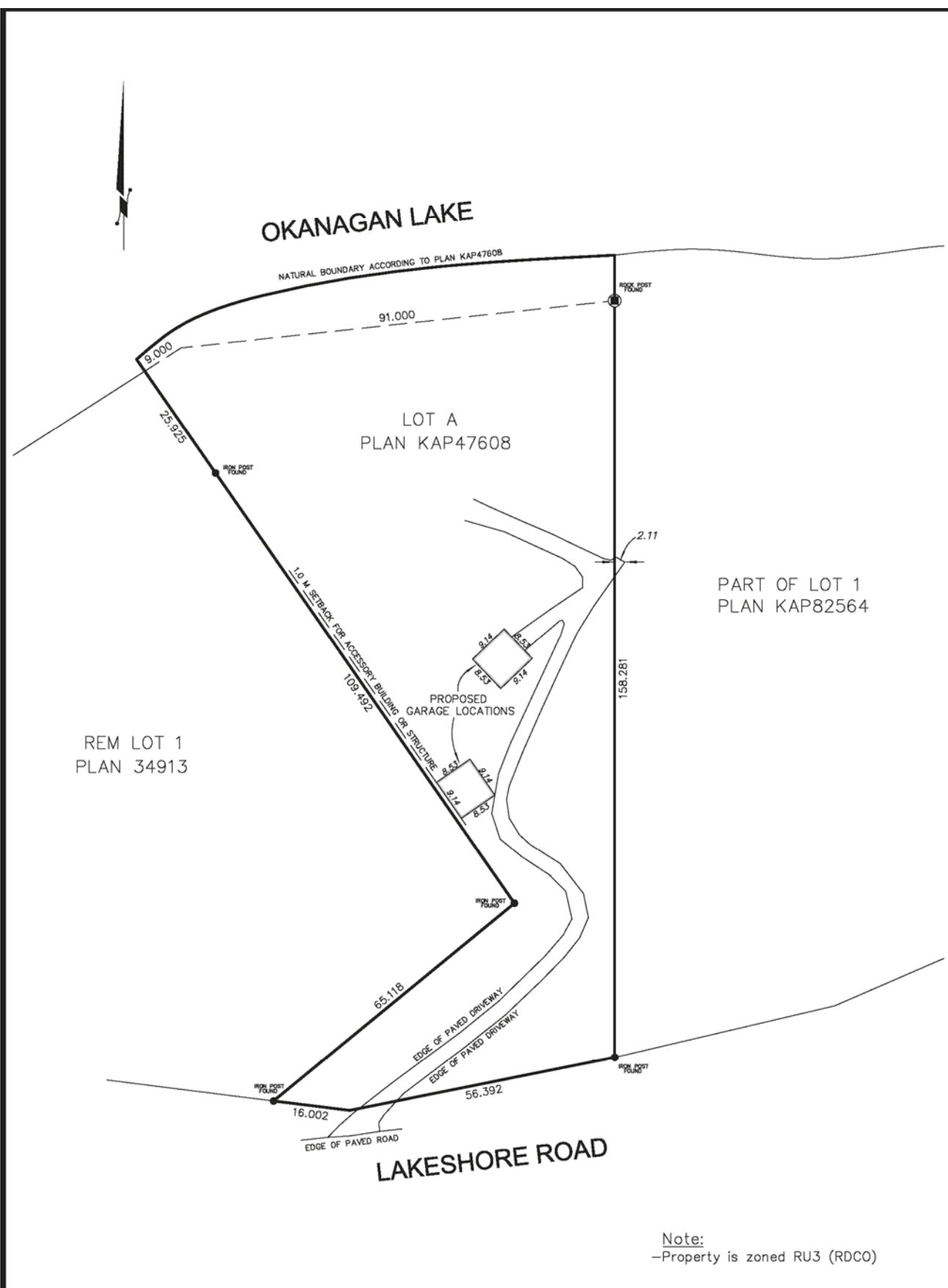












Note:
 -Property is zoned RU3 (RDCO)

TITLE:
**SKETCH PLAN OF LOT A, DISTRICT LOT 2724S,
 S.D.Y.D., PLAN KAP47608 SHOWING DRIVEWAY LOCATION**

DRAWN BY: RUNNALLS DENBY <i>british columbia land surveyors</i> 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2 Phone: (250)763-7322 Fax: (250)763-4413 Email: nell@runnallsdenby.com	SCALE: 1:750
	DATE: Sept. 25, 2014
	DWG: 14143 BASE

Detailed Information

Exceptional Features

- Beautiful, serene location
- Private, gated entry with meandering driveway
- Removed from the city, a true waterfront retreat
- Expansive views from Peachland through to Kelowna & the valley beyond
- Custom built by award winning Glenn Fawdry Homes
- Perfectly positioned amidst the landscape and carefully crafted to blend seamlessly with nature
- Over 300-feet of water frontage with deep water moorage dock & electric lift
- Wood plastic composite deck surface to ensure the dock remains easy care for years
- Trellised rock walls & sitting areas with indigenous plants
- Peaked roof lines with timber accents, stone detail
- Old world rustic charm with traditional elements
- Extensive use of stone, glass & wood beams throughout complements exterior landscape
- Solid Fir front door opens to grand entry with curved wooden stairs & elegant chandelier
- Frameless glass & wood railings inside and out for uninterrupted views
- Wrap around deck, partially covered, wood lined ceiling
- Plenty of windows for natural light, lake views from nearly every room
- Hemlock solid interior doors, transom windows
- Stamped concrete driveway (lower), paved upper
- Boat/RV parking
- Fully enclosed dog run
- Hot tub
- Whole home built-in sound
- Geothermal heating/cooling
- Water source is lake intake – fully replaced in Fall of 2014
- Alarm system, underground irrigation
- BioHarmony System underwent full cleaning & major maintenance (Spring 2015)

Entry

- 9-foot solid Fir front door with forged hardware, flanking & transom windows above
- Slate tile landing, curved wooden stairs to great room
- 2 sets of stairs to upper level bedrooms & master wing, connected by catwalk
- 2 coat closets at entry landing
- Stunning view through to the lake

Great Room

- Massive stone surround wood-burning fireplace with custom wood mantel & raised hearth
- 20-foot vaulted ceilings, distressed wood beams, recessed lighting
- Floor-to-ceiling windows to capture breathtaking lake views
- Reclaimed Hemlock hardwood flooring

Office

- Glass French door entry, transom window
- Wood beam accents, recessed lighting, built-in sound
- Double sliding glass door to uncovered deck with screens
- Reclaimed Hemlock hardwood flooring

Kitchen

- Wood beam accents, slate tile floor & backsplash, concrete counters
- 3 modern (metal/leather/glass) pendant lights set over kitchen island with seating for 2-3
- High-end appliances, pot-filler behind cooktop
- Gorgeous cabinetry with custom millwork
- Glass upper display cabinets, walk-in pantry
- Lake view eating nook with picture windows, elegant chandelier
- Double French door & single door to covered deck
- Corner windows over double sink
- Vacuum floor kick plate

Laundry Room

- Above counter cabinets with under cabinet lighting
- Wash sink, Lazy-Susan recycling bins
- Lake view window
- Guest coat closet, pantry closet with pull out shelving
- Interior access to garage, stairs to lower level

Garage

- Spacious double garage, 2 overhead doors
- Interior access off kitchen/laundry room
- Built-in vacuum, ample storage space

Downstairs

- Two separate staircases, connect into one to lower level, mirrors upper level stairs
- Carpeted with wood banister
- Mechanical room with water filter & softener on mid level landing

Detailed Information

Recreation/Games Room

- Stained glass light over pool table
- Side alcove by stairs, perfect for playing darts
- Large picture windows, stone surround fireplace
- Sliding glass door to covered patio, outdoor living and hot tub
- Recessed lighting

Wet Bar

- Illuminated, mirrored shelving unit behind bar with wine rack
- Custom wood bar with brass foot rail, seating for 4
- Danby fridge with keg tap, Silhouette bar fridge
- Composite Granite sink
- Recessed lights

Family Room

- Off main recreation/games area beside wet bar
- Picture windows to exterior
- Directional lights, media connection

Mechanical Room

- Two zone Geothermal system
- BioHarmony Wastewater Treatment System
- Water filter & softener located in lower mid-level landing mechanical room

Upstairs

- Illuminated double wood staircases
- Linen closet
- Glass & wood railing catwalk connects guest bedrooms with master wing
- Wrought iron chandelier over grand foyer

Bedrooms - 5

- Main level guest bedroom with picturesque lake view, double doors to organized closet, carpeted, recessed lighting
- Spacious lower level guest bedroom, bay & corner windows with gorgeous lake views, recessed lights, two doors for entry - 1 off billiards area, 1 for guest bathroom
- Upper level front-facing & lake view bedroom with storage/sitting bench below front window, large double door closet with organizers, laminate floor, access to 5 piece Jack & Jill bathroom via pocket door

- Upper level lake view bedroom with built-in soft close desk cabinetry, storage drawers below picture window seating, large closet with organizers, laminate floor, access to 5 piece Jack & Jill bathroom via pocket door, recessed lighting and accent light above bed

Master Bedroom

- Bright, upper level master bedroom with large lake view windows, Romeo & Juliet balcony, recessed lighting, and reclaimed Hemlock hardwood flooring leading to a spacious, luxurious 5-piece ensuite bathroom boasting a cast iron claw foot soaker tub, fully tiled seamless glass shower with body jets, private toilet, his & her sinks, kick plate vacuum, linen closet and massive carpeted walk-in closet with organizers, shelves, attic access and recessed lighting

Bathrooms - 4

- 3-piece main level bathroom with clay vessel sink, floating hardware, slate flooring & tile shower surround, glass door, ceiling height window
- 3-piece lower level bathroom with a single piece glass counter & sink, and walk in shower with rainhead
- 5-piece upper level Jack & Jill bathroom, pocket doors to bedrooms with heated tile floor, tub/shower combination with tile surround, Granite tile countertop, His & Her sinks, recessed & wall lighting
- 5-piece master ensuite with a 6-foot imported cast iron claw foot soaker tub with hand shower, set on raised picturesque nook with chandelier above and corner lake view windows, tumbled travertine mosaic tile floor, travertine tile counter, his & her glass vessel sinks with floating hardware & wall sconce lighting, vacuum kick plate, fully tiled illuminated seamless glass shower with body jets, two shower heads and built in bench, separate toilet with frosted glass door & matching chandelier, linen closet, and access to walk-in closet



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