



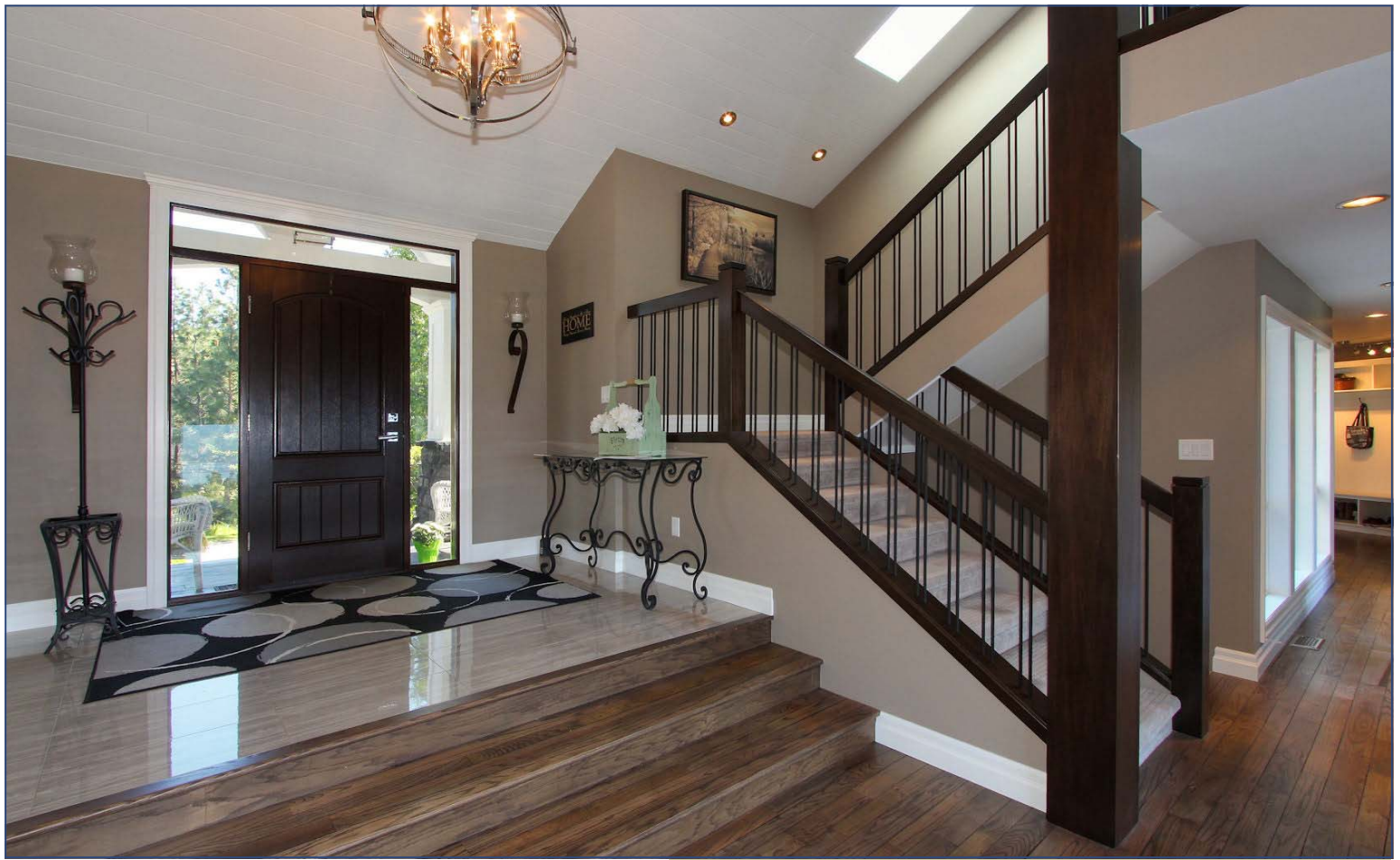
Set on 1.86 acres in Upper Mission overlooking Okanagan Lake, city lights and the mountains beyond is this timeless ranch-style home that has been thoughtfully updated and redesigned with every attention to detail and quality you desire. From the moment you arrive, you enjoy complete privacy yet have the community feel of a neighborhood just beyond your driveway. With over 4400 sq ft of living space, this home offers spacious rooms, floor to ceiling windows and tall vaulted ceilings. Enjoy warm summer days swimming in the pool or lounging on the oversize patio enjoying the lake views. Even comes with its own volleyball/ice skating area!

Proudly Presenting

4855 Swallow Court



JANE HOFFMAN
GROUP



Features at a glance

Lot Size: 1.86 acres
 Depth: 260.0 ft.
 Frontage: 86.0 ft.
 Age: 1981, Substantially Renovated
 Finished Area: 4422 sq. ft.
 Main: 2477 sq. ft.
 Above Main: 528 sq. ft.
 Below Main: 1417 sq. ft.
 Utility area off basement storage: 169 sq. ft.
 Bedrooms: 3
 Bathrooms: 5, 4 full and 1 two-piece
 Garage: Double, Attached
 Exterior: Hardie Board, Stone
 Roof: Shake
 Heating: Natural Gas Forced Air, Electric Baseboards
 Cooling: Central Air
 Fireplaces: 2 Gas, Wood, Conventional
 Water: Municipal
 Sewer: Septic
Inclusions: Electrolux 6 burner gas cook top, Samsung dishwasher, 2 Frigidaire wall ovens, Whirlpool side by side fridge freezer with ice maker, Inverter microwave, Whirlpool steam washer/dryer
Exclusions: Drying rack in laundry room, media equipment and media chairs, Cupola on garage

Room Sizes – Main Level

Living Room: 20'7 x 18'7
 Dining Room: 13'7 x 14'7
 Kitchen: 17'8 x 18'2
 Bedroom: 11 x 13'6
 Closet: 4'8 x 7'7
 Bedroom: 13'5 x 11
 Closet: 8'8 x 7'7
 Ensuite - Full: 8'9 x 11'7
 Bathroom - Full: 8'11 x 7'5
 Den / Office: 14'11 x 11'2
 Bathroom - Half: 3'10 x 7
 Laundry: 9'11 x 10'2

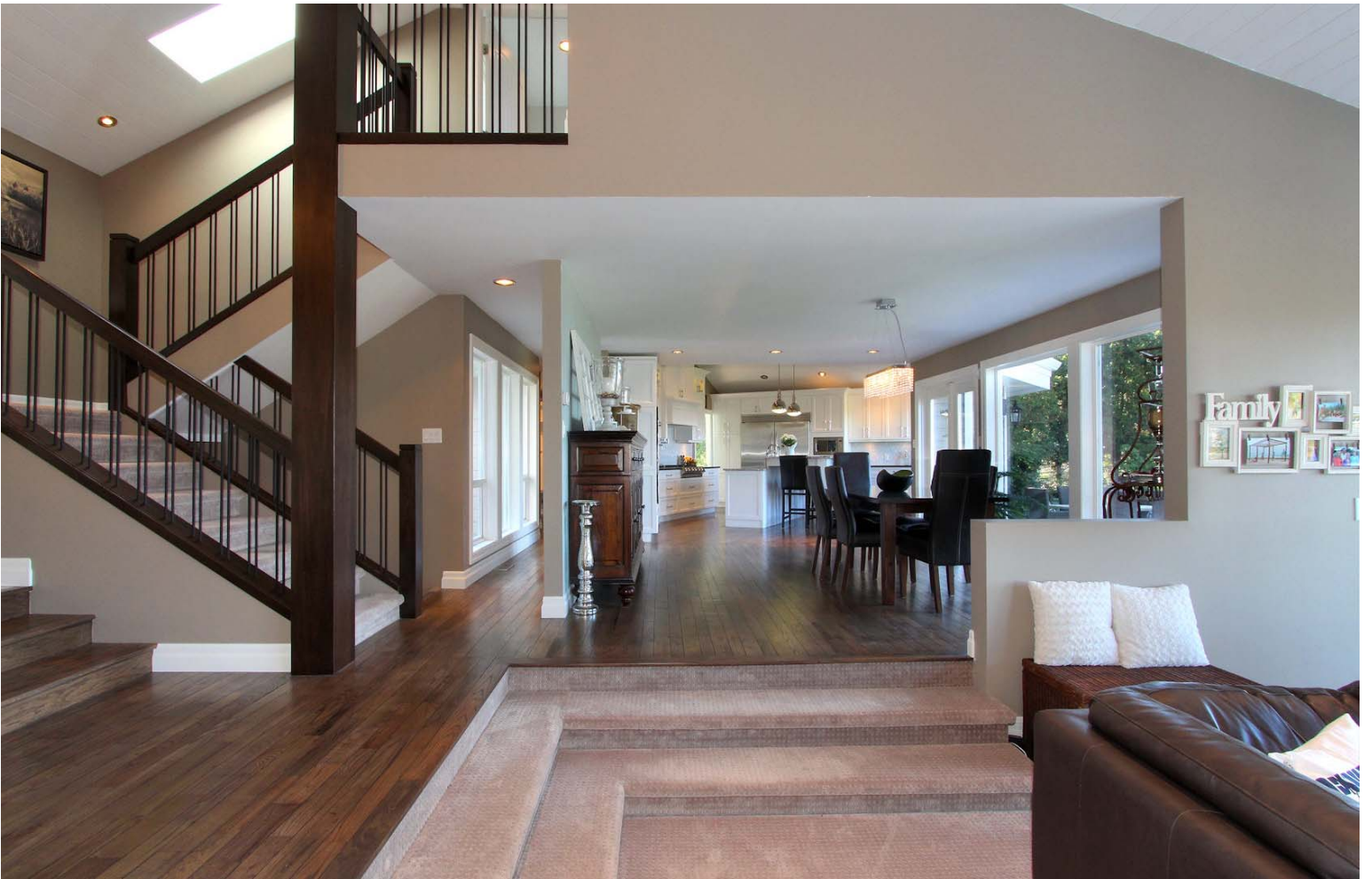
Room Sizes – Lower Level

Bathroom - Full: 8'6 x 7'3
 Family Room: 10'5 x 22'2
 Rec Room: 12'5 x 11'1
 Media Room: 15'9 x 15'10
 Storage: 5'10 x 19'3

Room Sizes – Upper Level

Master Bedroom: 13'7 x 11'9
 Closet: 9'5 x 5'5
 Ensuite Bath 5-piece: 10'8 x 7'1 Plus 12'9 x 6'8

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

- Impressive estate like 1.86 acre property with full panoramic views of the lake, city and mountains
- Great family neighbourhood in the Upper Mission, minutes to schools, shopping, H₂O pool, recreational centre and arena
- Rock pillars define the driveway lined with deciduous trees
- Completely renovated, thoughtful design, taken down to the studs, including electrical, plumbing and fixtures, every surface, flooring, re-drywalled, skylights, some windows, new kitchen
- Extensive landscaping, rock walls, grassy lawn and natural areas, ornamental grasses, boxwood hedging, cedar privacy hedging, 2 water features in both front and rear yard
- Fruit trees – 2 cherry (sour and bing), 2 peach, 1 apricot, 1 plum
- Pool positioned with privacy on the ridge with views of the lake and mountains beyond, heated with a brand new (May 2015) electric pool pump, stamped concrete deck
- Fire pit included, presently propane gas but can be converted to natural gas as the hook up is there
- New Hardie Plank exterior with Castle rock accents
- Stamped concrete patios both front and back
- New natural gas forced air furnace, new air conditioner
- 2 hot water tanks
- Plumbing is all copper piping
- Solid oak floors with custom satin finish
- 2 electrical panels in the garage – 400 amp service to the home with sub panels
- Cat 5 wiring
- Crawl space and storage under part of the house

Entry

- Welcoming entry with water feature and zen-like landscaping accented by lacy red maple
- Stamped plank concrete deck

Foyer

- From the moment you enter, the stunning vistas of the lake and city greet you
- Vaulted ceiling, modern chandelier, transom window above the front entry door and side lights
- Tile floor

Den/Office

- Double French doors off the foyer to the den/office
- Hardwood floor

Great Room

- Wall of windows floor to ceiling engage the outdoors with the interior of the home
- Magnificent views of the lake, mountains and city
- French door to the deck
- Step down defines the open concept with the dining area
- Vaulted ceiling, carpet
- Floor to ceiling natural rock wood burning fireplace with gas starter, custom wood mantel, raised hearth
- Fire box for storing wood

Dining Room

- French door to the lake view back yard patio and yard allows a seamless outdoor living experience
- Crystal chandelier
- Amazing views of the lake and Okanagan Bridge, city lights at night set a magical mood

Kitchen

- The natural heart of the home features an open design with dining area through to the Great Room
- Endless views of the lake, vaulted ceiling
- White maple cabinets with wood lined drawers, soft close drawers, pantry units with pull outs, vertical glass back splash, under counter lighting, upper cabinets have a glass window and display/ accent lighting, pull out recycling station
- Computer desk area facing the view, an inviting and functional work space
- Touch control faucet, reverse osmosis water system, pot filler at the gas range
- Honed leather finished granite on the counters, solid contrasting granite on the island
- Granite island with raised 5 person eating bar

Laundry Room

- Flooded with natural light, sky light
- 2 pantry cabinets
- Laundry sink

Mud Room

- Functional space as you enter from the garage
- Coat hooks, shoe storage, upper shelving

Detailed Information

Bedroom

- View of the lake, walk in closet with built in organizers and drawers, 6 ft. high loft(9'2 x 8'11) adds extra space with skylight
- **Shared ensuite** door with the main bathroom

Bedroom with 3 piece Ensuite Bathroom

- French door to front yard patio
- 3 piece bathroom, tiled walk in shower with mosaic insert, granite counter
- Walk in closet
- 6 ft. high loft adds extra space (11'9 x 8'11)

Main Level Bathroom

- 3 piece walk in tiled shower, under cabinet auto lighting

2 piece Powder Room

- Views of the serene front yard water feature
- Tile floor, marble counter

Upper Level

- Carpeted stairs, wood bannister and metal spindles

Master Bedroom Suite

- The upper level is totally dedicated to the master bedroom suite
- Captivating views of the lake and city lights
- Carpet, walk in closet
- **5 piece ensuite** – luxurious bathroom with stunning views of the lake, soaker tub with hand shower, generous sized walk in tiled shower with rain and wand shower heads, mosaic tiled inserts, double vanities

Lower Level

Family Room

- Sliding glass door to the pool deck
- High end vinyl in plank hardwood style to withstand traffic from pool to bathroom/change room
- Brick wood burning fireplace
- Built in book shelving

Games Room

- Open recreational space with the games room and family room

Bathroom

- 3 piece bathroom with walk in shower

Storage Area

- Cabinets, work bench, sink
- Accessed from the lower level and also has own set of stairs to the main level
- Allows this space to be used for hobby room or possible wine room

Media Room

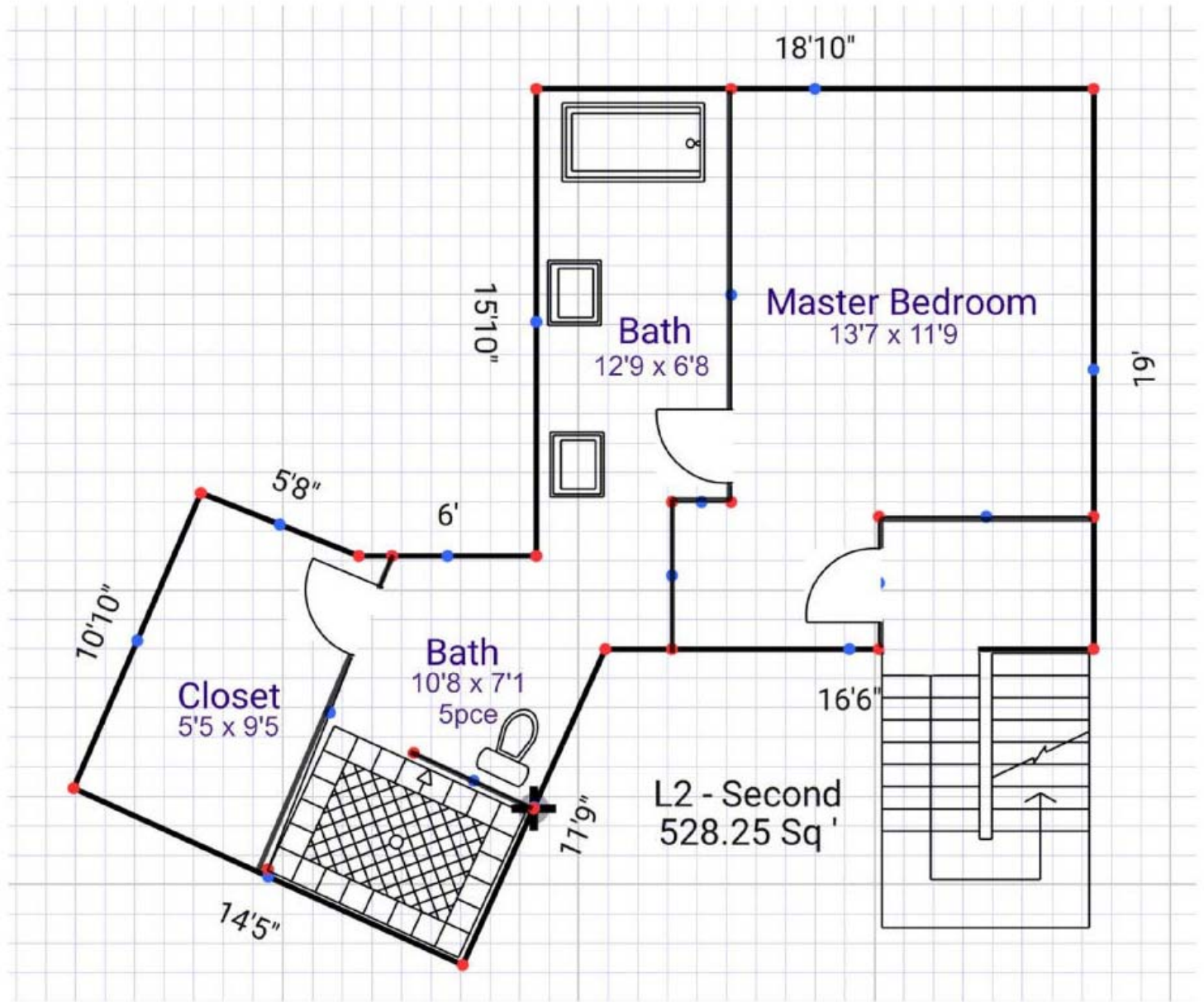
- Discrete door to the media room level
- Carpet, forced air vents with supplemental electric heat

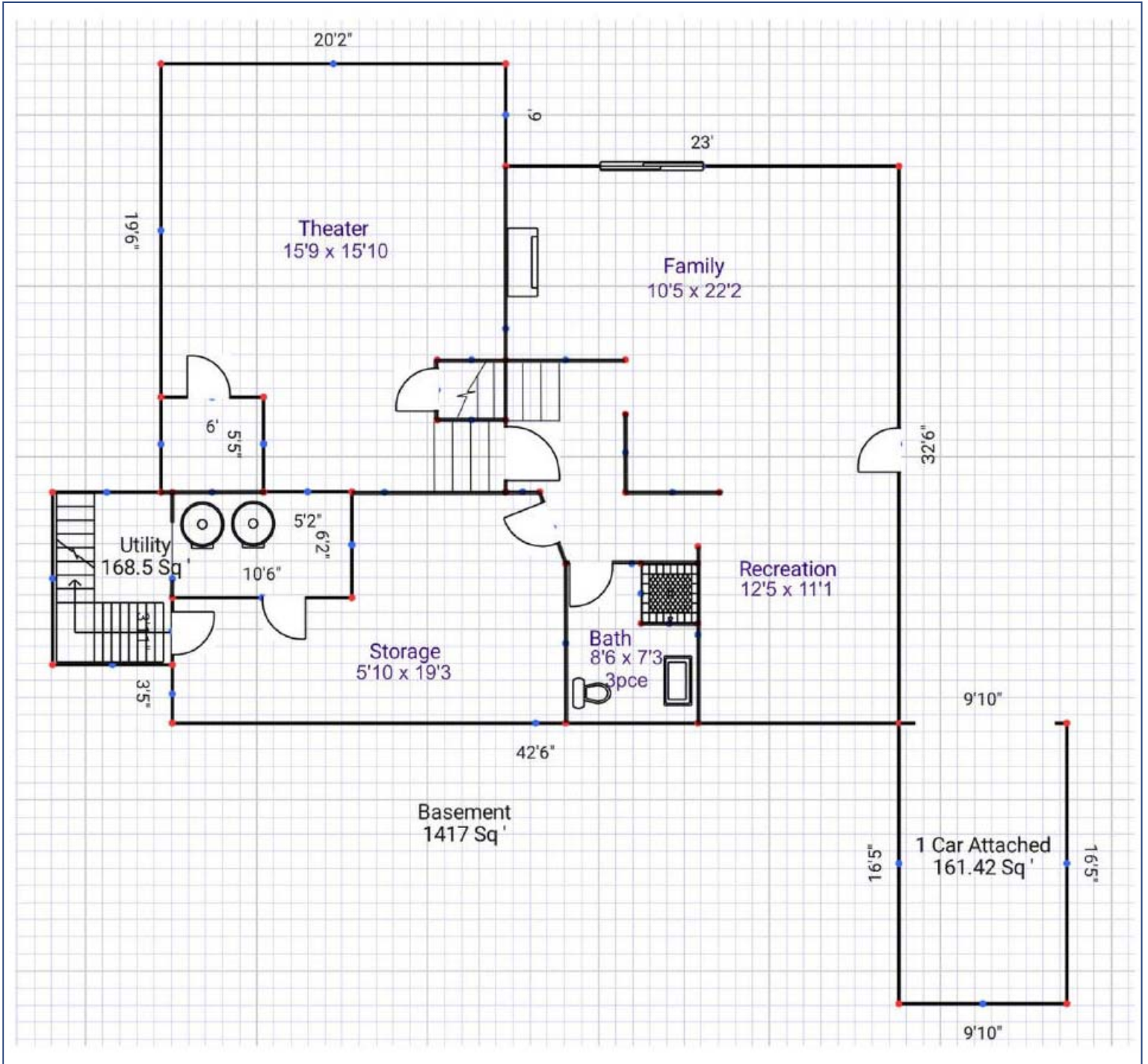
Landscaping

- Multiple maples, lavender, vines such as wisteria, honeysuckle, and clematis, a shade garden at the side of the house with hostas, rhododendrons, peonies and azaleas , lilacs all over the property



The master suite encompasses the entire top floor with a spa-like 5 piece ensuite bathroom and offers stellar views of the lake and city.







Outdoor Activities

- Flattened area in the ravine on this property is enjoyed by family and friends
- Ice skating with a bonfire in winter and volleyball in the summer
- Take a cooling dip in the pool on a hot summer's day



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