

## **19433 95th STREET, Osoyoos, B.C**

Lakefront Property and Winner of the Gold Tommie Award for Excellence! One of a kind custom executive lake front home has 85' of beach and a 70' dock with a Crown license on the quiet end of Osoyoos Lake. The minimalist open spacious design features clean bold lines with large windows to allow an abundance of natural light in. Approximately 2685 sq. ft. home with 4 bedrooms, 3 bathrooms and huge outdoor patio areas. Living room boasts an 18' wide folding door system which opens to enjoy the breathtaking views of the lake and vineyards as well as 19' gas architectural fireplace.

Additional features include double garage, geothermal heating /cooling, aluminum windows, reverse osmosis water filtering system/water softener, high end appliances, central vacuum, sound system, alarm monitoring system and a large workshop/storage area. Get ready to enjoy this summer to the fullest! This home won a Gold Tommie award for excellence in design & construction and was honored at the national Design Exchange Awards competition.

### **Features at a glance:**

Lot size: 0.9 acres with approx. 85 ft. of water frontage

Age: Built in 2011

Finished Area: 2,685 sq. ft. approximately

Site Influence: Easy access, level, no thru road

Amenities nearby: Recreation, Golf course, Shopping, Schools

Bedrooms: 4

Bathrooms: 3 full

Garage: Double Garage

Exterior: Stucco

Heating/Cooling: Geothermal, Electricity

Fireplace: Gas

Water: Drilled well, water softener, water purifier

Sewer: Municipal sewage system

Inclusions: Refrigerator, Dishwasher, Washer, Central Vacuum, Dryer, Water purifier, Water softener, Microwave, Stove, Window Coverings

### **Room Sizes - Main level**

Living room: 18 ' x 15 '

Dining room: 14 ' x 9 ' 7

Kitchen: 12 ' x 11 ' 7

Foyer: 12 ' x 9 ' 7

Eating area: 11 ' x 7 ' 7

Bedroom: 12 ' x 9 ' 7

Bathroom: Full 3-piece

### **Room Sizes - Above Main**

Bedroom: 12 ' x 10 ' 7

Master bedroom: 16 '9 x 14 '2

Ensuite Bathroom: 4-piece

Bedroom: 12 ' x 10 '

Family room: 21 '6 in x 14 '6

Other: 9 ' x 8 '6

Laundry room: 10 ' x 5 '

Bathroom: Full 4-piece

**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.

### **Owners' Information**

- The uniqueness of the design and interior of the home has earned it a feature spot in a spring edition of Canadian Architecture magazine. The minimalist design boasts clean bold lines while the large commercial aluminum windows with high efficiency low E2 and argon glass allows an abundance of natural light to grace the spacious interior.
- An 18 foot wide folding door opens to blur the definition between inside and outside and offers a breathtaking view of the lake in the foreground. Vineyards and Canada's only desert and the mountains in the background.
- The property has 85 feet of lakefront and is connected to Osoyoos Lake by a 70 foot long private dock that is permitted by a crown license.
- The property's location near the quiet north end of Osoyoos Lake provides for peaceful enjoyment of the lake for boating, swimming or simply enjoying a glass of wine while relaxing on a lounge at the end of the dock.
- Access to the upper level boasts a custom designed stairway and contains ½ inch thick glass railings throughout the home adding to the interior transparency and openness of the design.
- The main floor guest quarters contains its own private bathroom and custom shower, while the large upper level master suite contains a generous walk-in closet, a double sink in the modern ensuite with a custom double shower, and a balcony with glass railings that overlooks the lake.
- The living room includes a gas architectural fireplace with stainless steel surround, has a 19' high ceiling opening onto a wrap-around deck that is only feet from the lake and private dock. An upper level entertainment / media room wired for surround sound and including a bar counter with under-counter fridge and dishwasher opens through double doors onto a spacious second level outdoor patio / roof top garden area which offers remarkable panoramic view of the lake, vineyards, desert and mountains.
- The roof top garden area is protected by a ½ inch thick glass railing which is fastened to the fence of the home with stainless steel architectural stand-off fasteners.
- The kitchen includes a double wide stainless fridge / freezer, has a Silestone countertop and includes an induction cook-top and an elevated glass eating / serving counter.
- The cabinets and vanities throughout the house are Alder in a rich espresso colour and the flooring throughout the house is natural coloured maple hardwood.

- All interior doors are fir with a 5' frosted glass inserts, while the exterior doors including the 18' folding door is also fir with 5' efficiency low E2 and argon glass.
- All bedroom and bathroom closets include sliding bypass fir doors with 5' frosted glass inserts.
- All soffits are stained wood to match the interior and exterior doors and the garage door.
- The guest suite bedroom and the two upper bedrooms are generously sized and all contain large windows with fantastic views.
- The upper level laundry room and the three bathrooms in the house contain ceramic flooring.
- The geothermal heating and cooling, providing optimal efficiency and environmental sustainability. The home features a reverse osmosis water filtering system, water softener, central vacuum, sound system with individual room volume controls and custom installed alarm monitoring system.
- The home contains a large double-wide heated and insulated garage with a custom built vertical grain fir door which is opened by a direct drive commercial sized electric garage door opener.
- The main floor of the home is situated over a large storage area and work shop which has access from the garage.
- The home is located at the end of a quite cul de sac, so traffic on the street is minimal.
- Property is fully enclosed with a custom built fence of aluminum posts and 2x6 Fir planks. The fencing design truly compliments the home. Easy access to the yard as there is a gate on both sides of the property.