



### **The Waterfront Resort Townhomes**

Simply Spectacular Gated Community. 20 exclusive lakefront townhomes!

The ultimate in luxury!

4 bedrooms - 2 master bedrooms with ensuites.

2050 sq. ft. of contemporary design with high end finishing.

Boat slip with electric lift.

Large open central courtyard lawn area leads to the pool and sandy beach.

*Proudly Presenting*

14 - 1457 Green Bay Road



JANE HOFFMAN  
GROUP

### Features at a glance:

Age: Built in 2010  
Finished Area: 2050 sq. ft.  
Main: 707 sq. ft.  
Above Main: 495 sq. ft.  
Below Main: 848 sq. ft.  
Garage: Attached heated single garage, 2 uncovered parking spaces  
Strata Fee: \$588.85  
Boat Slip: With electric lift  
Exterior: Cedar, Stone, Stucco  
Roof: Torch-on roof  
Heating: Geothermal, in floor water, gas  
Cooling: Central Air Conditioning  
Fireplaces: 2 gas fireplaces  
Bedroom: 4  
Bathrooms: 3 full and 1 two-piece bathroom

**Inclusions:** Danby wine fridge, Sub Zero stainless refrigerator, Jennair dishwasher, 6 burner gas range, Inverter microwave, Jennair fan hood  
Built in barbeque in outdoor kitchen, Napoleon Gourmet Grill, Beverage fridge, Frigidaire stacked washer and dryer

**Exclusions:** Personal items

### **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 and Mezzanine

Living Room: 18 x 13  
Dining Room: 12 x 13  
Kitchen: 12 x 11  
Bathroom: 2-piece bathroom  
Patio

### Room Sizes - Middle Level

Bedroom: 12 x 12  
Ensuite Bathroom: Full  
Bathroom: Full  
Bedroom: 9.6 x 10  
Bedroom: 9.6 x 9.6

### Room Sizes - Upper Level

Master Bedroom: 15 x 13  
Ensuite Bathroom: Full  
Den/Office: 10 x 8.3  
Lakeview Deck

### **Home Warranty**

- The Waterfront Resort Townhomes offers a 2-5-10 warranty provided by National Home Warranty, a leader in new home warranty coverage.
- 2 years on materials and workmanship.
- 5 years water penetration protection.
- 10 year structural protection.



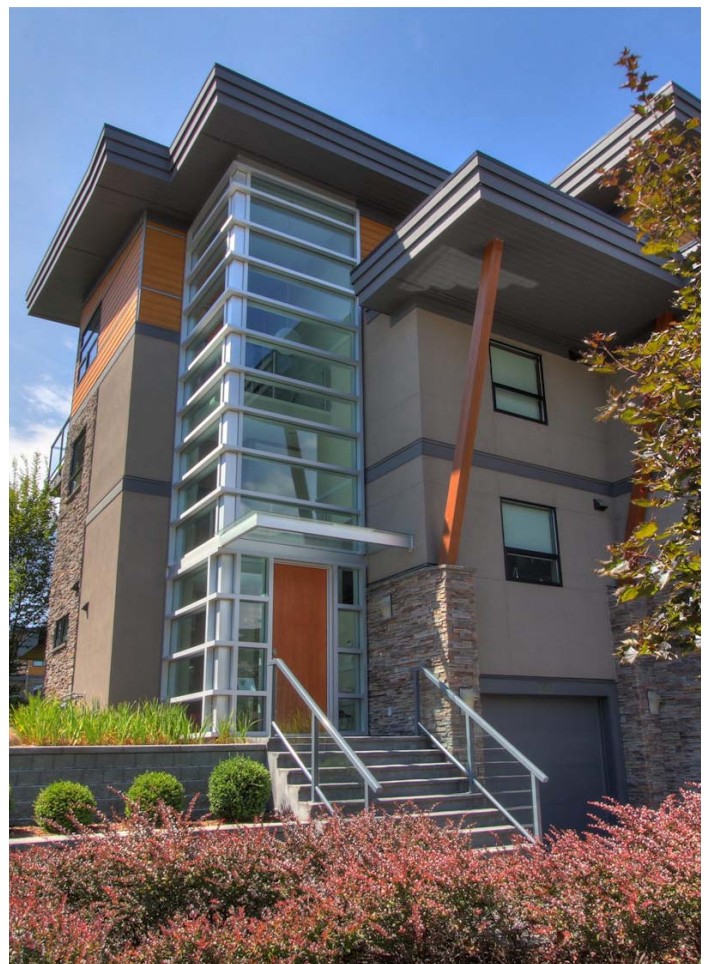
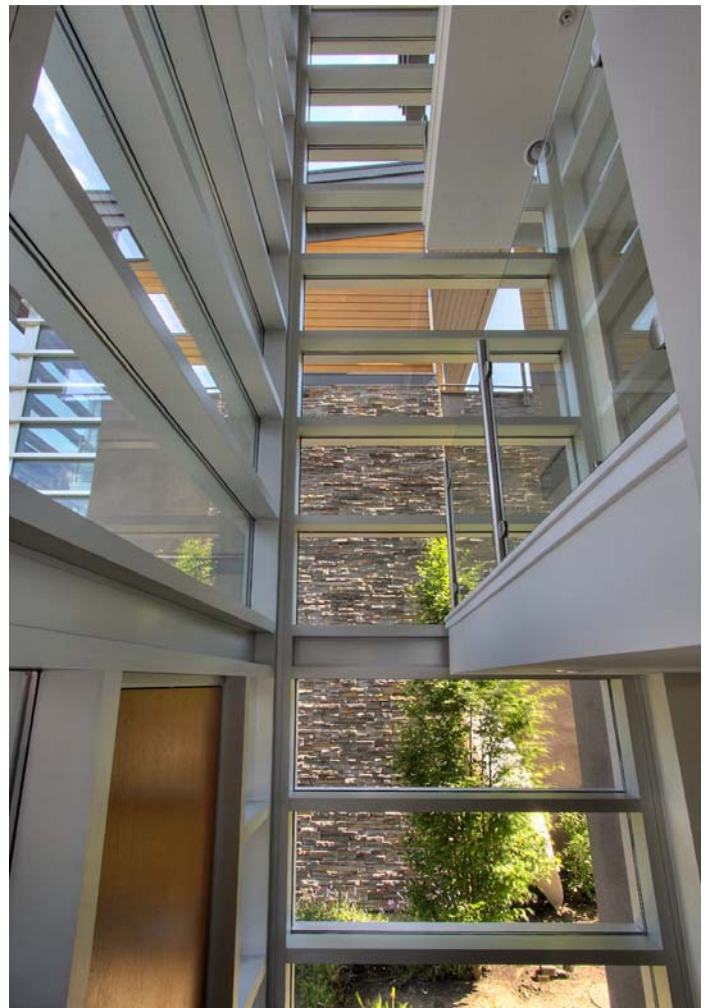












### Exceptional Features

- Visitor parking close to the entry to the home.
- The intimate and family and friendly feel of the place is enhanced by a year-round, multi-purpose sports court that will provide hours of fun. Fully appointed playground area adjacent to the sports court.
- Stunning and iconic 30 foot "glass tower entrances". Brushed aluminum frames with distinctive horizontal "fins".
- Two master bedrooms each with their own en-suite (perfect for entertaining families and friends)
- Geothermal heating and air-conditioning
- Fully appointed outdoor kitchens complete with fridge, sink and built in gas grill
- Impressive Nano disappearing patio door system providing a seamless transition between indoor and outdoor living
- Tile throughout, carpeted stairs and bedrooms
- Large, ultra-sleek, lakeside, salt water swimming pool and hot tub at lakefront
- Premium, splinter-free boat dock with one slip per home
- Beautifully designed swimming pool with huge "party" deck surrounded by a glass railing. Dramatic lake views from the pool!
- Clean sandy beach with gradual entry into the lake – ideal for swimming.
- A luscious central courtyard elevated approximately 5 1/2 feet above grade provides for excellent view corridors to Okanagan Lake.
- Strong sense of association with the neighbouring homes, yet all the while retaining your own privacy and "space".

### Landscaping

- Lush and extensive resort landscaping throughout.
- Large landscaping buffer between the road and the townhomes.
- Beautiful stone-like retaining walls.
- Dramatic lighting.
- Automatic built-in irrigation systems

### Exterior – General

- Oversized solid wood stained main entry doors.
- 2 spacious private outdoor living areas span the entire width of the homes (approximately 20 feet wide). A large main floor patio (mostly covered) with outdoor kitchen and a large 3rd floor deck, both oriented towards Okanagan Lake.
- Extensive use of warm stone cladding.

- Contemporary stucco exterior, clean and smooth – easy to maintain.
- Durable and long lasting Torch-on roofing membrane, 2 ply on all roof areas.

### Entry

- Signature glass tower soars 3 stories high
- Flooded with natural light
- Tile flooring, recessed lights

### Great Room

- Full wall opening Nana doors to lakeside patio, blinds on remote
- Gas fireplace flanked by custom entertainment centre cabinetry and shelving

### Kitchens

- The kitchens in The Waterfront have been specifically designed to impress and feature a high-end appliance package and a clean, sharp and stunning design.
- Custom wood cabinets combined with white glass doors set into brushed aluminum frames.
- Sleek chrome pulls on all cabinet doors.
- Under counter accent lighting.
- Stunning Quartz solid surface countertops.
- Sparkling imported glass tile backsplash.
- Under-mount large size stainless steel 2 bowl sink.
- Commercial style sink faucet.
- Pendant lighting above the island area/eating bar.

### Bathrooms

- All of the bathrooms have been designed to inspire and relax. Clean, crisp millwork and innovative fixtures create a private spa-like experience.
- Kohler sinks (undermounted), toilets and faucets.
- Custom wood cabinets.
- Quartz solid surface countertops.
- Italian porcelain tile flooring throughout.
- Heated flooring in master ensuite.
- Soaker tub in master ensuite
- Frameless glass showers in all ensuites.

### Outdoor Kitchens & Living Area

- Each home features a unique and innovative main floor outdoor living area with built-in kitchen, making for easy living and great entertaining.
- Outdoor kitchens include solid surface countertops, stainless steel under counter fridges and full sinks.
- High-end built-in barbeques connected to natural gas so you will never "run out"!
- Illuminated overhang canopies (which cover the majority of the main floor patio).
- Outdoor built-in fireplaces.
- The signature "disappearing" (folding) glass panel door system which separates the indoor and outdoor main floor living areas provides for a seamless transition between the exterior and interior spaces.



## Security & Technology

- Full home security systems - all hard-wired.
- High speed internet access.
- State of the art connectivity for, phone, fax, modem, internet, cable and computer networking.
- Control4 Smart Home. With one touch dim the lights, play music, lower the blinds, turn on the fireplace or a/c , lock the doors and arm the security system. Features control of all home systems including audio and video through out the unit. When away Check on home with Smartphone.



MAIN FLOOR



MEZZANINE FLOOR



MIDDLE FLOOR



UPPER FLOOR



Kristy Huber

Jane Hoffman

Telephone: 250-860-7500  
Email: [jane@janehoffman.com](mailto:jane@janehoffman.com)  
Website: [janehoffman.com](http://janehoffman.com)



JANE HOFFMAN  
GROUP

