



### Prime Level Lakeshore

4755 sq. ft. of opulent luxury living on Okanagan Lake.  
76 ft. of water frontage, licensed dock with boat lift. Level sandy beach!  
Newly built with exceptional quality in design and styling.  
Open concept with extensive use of glass taking full advantage of the waterfront setting! Easy access to lakeside activities.

*Proudly Presenting*

393 Hobson Crescent



JANE HOFFMAN  
GROUP



### Features at a Glance

Lot size: 0.419 acre, 73 ft. x 233 ft. with 76 ft. of water frontage  
 Age: Built in 2015  
 Finished Area: 4755 sq. ft.  
 Main: 3356 sq. ft.  
 Above Main: 1399 sq. ft.  
 Bedrooms: 4  
 Bathrooms: 5, 3 full and 2 two-piece bathrooms  
 Garage: Attached Triple garage  
 Roof: Asphalt/Fiberglass Shingles  
 Heating:/Cooling: High efficiency Carrier Infinity furnace/cool system, Navien on demand hot water  
 Fireplaces: 2 gas fireplaces, 1 in great room and 1 on patio  
 Water: Municipal  
 Sewer: Connected  
 Taxes: \$20,451.00 for 2015

**Inclusions:** 2x Thermador Fridge Columns, Thermador Freezer, Thermador Full Height Wine Fridge, Wolf 48" Dual Fuel 6-burner + Griddle Range with Double Ovens, Sharp Microwave Drawer, Miele Clean Touch Steel Dishwasher, Whirlpool Washing Machine & Dryer

### Room Sizes – Main Level

Great Room: 26'4 x 21'8  
 Kitchen: 26'2 x 13'5  
 Pantry: 7'6 x 5'6  
 Dining Room: 13'2 x 16'6  
 Mud Room: 14'1 x 11'8  
 Den / Office: 12'10 x 12  
 Bathroom: 2-piece  
 Master Bedroom: 15 x 14'6  
 Ensuite - Full: 31'6 x 10  
 Walk in closet: 14'10 x 10  
 Garage: 42 x 25

### Room Sizes – Upper Level

Bedroom: 14'2 x 13  
 Bedroom: 13'8 x 12'8  
 Bedroom: 12 x 13'2  
 Ensuite Bathroom: Full  
 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.

























### Exceptional Features

- Desirable Hobson Crescent, a quiet lakefront location
- Private setting in Lower Mission, only minutes from quality schools, dining and boutiques
- Extravagant high end custom finishes for luxurious beach style home on large lot
- 76 ft of water frontage with year round boat access, illuminated deep water dock with 14,000 lb boat lift
- Secure gated entry, stamped concrete driveway, stone wall details
- Custom stained Coastal Cedar sidewall shingle shakes, 50-year roof shingles
- Kettle Valley Granite from K2 Stone exterior stone detail
- Plexus Woodwork custom designed 3" thick pivot fir & glass front door with matching flanking windows
- Windows are all metal clad by Kolbe
- Custom milled & antiqued character white oak flooring, crown mouldings carried throughout entire home, all ceilings are custom stained vertical grain clear Fir
- Great room linear extreme gas fireplace with sculpture Tahoe driftwood insert and custom built Granite Silver Fox bookended with mitered return surround by Pure Granite Works, flanking bookshelves custom built & designed by Kati Knorr of Westwood Fine Cabinetry
- 10' x 18' lift & slide door in Great Room opens to outside expansive covered patio
- Kitchen & Bathroom cabinetry custom designed by Kati Knorr of Westwood Fine Cabinetry, completed with all the options
- Kitchen counters and backsplash are Statuarietto Marble by Pure Granite Rocks, as well as both powder rooms
- All closets with furniture grade organizers, custom designed by Kelowna Closets
- Peaked roof covered concrete patio with skylights, candle chandelier & recessed lighting, gas fireplace with Kettle Valley stone, built-in Napoleon BBQ with black leather granite counter, timbered pergolas on side patios to Dining Room & Master suite
- Exceptional lakeside yard with mature trees, beautiful landscaping and cedar fencing leading down to sandy beach and dock

### **Entry**

- Covered entrance with geometric wrought iron light
- 3" thick pivoting Fir wood & glass front door with flanking windows, clerestories above
- Antiqued white oak hardwood flooring
- Open to Great room, covered patio & kitchen
- Coat closet in front hall with furniture grade organizers

### **Great Room**

- Spacious and bright with 18' ceiling height with recessed lighting & modern 18 light Dallas chandelier
- Great room linear gas fireplace with sculpture driftwood insert and custom built Granite Silver Fox bookended with mitered return surround and flanking bookshelves custom built
- 10' x 18' lift & slide doors to outside expansive covered patio, lake view clerestories for additional light
- Antiqued white oak hardwood flooring, in floor electrical outlets, both sides of room

### **Kitchen**

- Exceptional island kitchen with Statuarietto Marble counters and backsplash, apron front double bowl fireclay sink, seating for 5 with 3 stainless steel & glass pendant lights set on white oak hardwood flooring
- Serving island/bar extending into Dining Room with Statuarietto Marble counter, picture window to lake and single basin farmhouse sink
- Ample cabinetry completed with custom features such as soft close mechanisms, dove tail joinery, spice racks, as well as upper display cabinets & under cabinet lighting
- Professional high end appliances including 2 fridge columns & full height wine fridge, custom 48" stainless steel hood, pot filler behind stove
- Large walk-in pantry with knotty Alder barn door, black granite countertop, shiplap backsplash, wine racks, open shelving and stainless steel & glass light

### **Dining Room**

- Space for large dining table (8 seats), shiplap feature wall, white oak hardwood flooring
- 2 sets of sliding glass doors to patio & outside dining area, windows for additional natural light

- Linear 7 globe branching ceiling lamp and recessed lighting, media connection in corner

### **Mechanical Room**

- High efficient 3-zone Carrier Infinity furnace/cool system
- Navien on demand hot water
- Crawl space storage & additional storage space
- A/C unit outside on side of home

### **Laundry Room**

- Blown glass pendant with Edison bulb set over black granite folding island
- Whirlpool Washing Machine & Dryer
- Picture window to side yard, recessed lights, white oak hardwood flooring
- Custom upper & lower cabinetry with hamper drawers on either side of farmhouse style single basin sink
- Interior access to garage, exterior door to courtyard

### **Garage**

- Bright & spacious 3-car garage with 17'9" ceiling height
- Double & single overhead doors, windows to front courtyard

### **Office**

- Courtyard facing office with antiqued white oak hardwood flooring
- Built-in shelving, recessed lighting

### **Upstairs**

- Floating wood staircase with Fir treads, glass wall & stainless steel standoffs
- Wide hallway, partially open to lower level with organized closet

### **Mezzanine Lounge**

- Lake view lounging area with white oak hardwood, picture windows to side yard, recessed lighting & media connection

## Bedrooms - 4

- Gorgeous main level master suite with opulent 6-piece ensuite, white oak hardwood flooring, modern linear 6 light chandelier, recessed lighting, media connection, shiplap feature wall, windows to side yard, sliding glass doors to timber pergola covered patio
- Upper level bedroom #2 enjoys lake views with white oak hardwood, stainless steel & crystal chandelier, makeup vanity with black granite counter, modern drop pendant lights, sliding barn-style doors to walk-in closet with custom furniture grade organizers, adjacent to beautiful 3-piece ensuite
- Upper level bedroom #3 has lovely courtyard views from oval & picture windows, white oak hardwood flooring, modern stainless steel & frosted glass chandelier, double doors to furniture grade organized closet
- Bedroom #4 on the upper level is bright & spacious with work/lounge area, white oak hardwood flooring, picture windows to courtyard, modern stainless steel drop pendant chandelier and double sliding doors to furniture grade organized closet

## Bathrooms - 5

- 2-piece main level powder room by laundry room with knotty Alder barn door, Statuarietto Marble counter, wall taps & drop pendant lights
- 2-piece main level powder room at front entry with embossed porcelain vessel sink set on Statuarietto Marble counter, stainless steel & crystal chandelier, window to front courtyard

- Opulent 6-piece master ensuite enclosed in Fir wood & glass with skylights, custom cabinetry, his & her sinks with wall taps and makeup vanity set on Bianco Carrera marble counters & backsplash, stainless steel & frosted glass wall mount lights, recessed lighting, modern drop pendant lights over stand alone tub with window to lake view, in floor radiant heat finished with Bianco Carrera honed 3" hexagon marble tile, illuminated oversized seamless glass shower with body jets, rain & wand heads, built-in bench and Bianco Carrera marble surround, private toilet & bidet, leading to massive custom walk-in closet with furniture grade organizers, white oak hardwood, 2 stainless steel & crystal chandeliers and picture window to front courtyard
- 3-piece upper level ensuite in bedroom #2 has in floor radiant heat finished with Bianco Carrera honed 3" hexagon marble tile, illuminated oversized seamless glass shower with body jets, rain & wand heads, built-in bench, Bianco Carrera marble floor & glass tile surround, single sink with black granite countertop, wall taps on marble backsplash and stainless steel & frosted glass wall mount lights
- 3-piece upper level bathroom with picture window to side yard, enjoys in floor radiant heat finished with Bianco Carrera honed 3" hexagon marble tile, illuminated oversized seamless glass shower with body jets, rain & wand heads, built-in bench, Bianco Carrera marble floor & glass mosaic tile surround, single sink with black granite countertop, wall taps on marble backsplash and modern stainless steel drop pendant lights





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