



### Home on 1.164 Acres of Privacy!

Beautiful gated estate with panoramic lake, city & mountain views.

This custom built San Marc home is over 5300 sq. ft. and features 5 bedrooms, 5.5 baths, main floor master, open concept living with a Carolyn Walsh designed kitchen, oak hardwood flooring, custom cabinetry and 17 ft. vaulted ceiling in the living room.

4 fireplaces throughout the home create warmth and ambiance. Home office with separate entrance.

Pool and tennis court can be accommodated on the property.

*Proudly Presenting*

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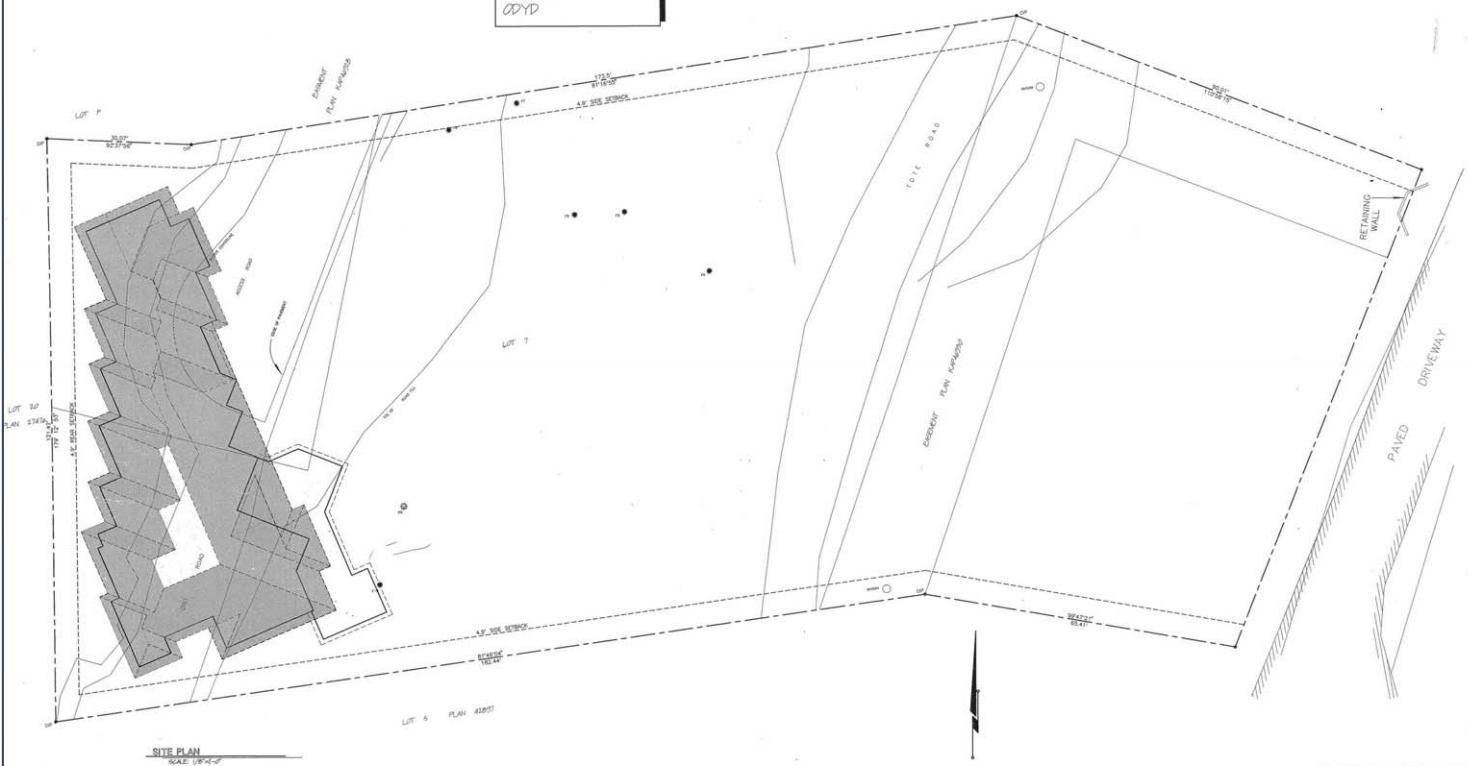
892 Lloyd Jones Drive

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JANE HOFFMAN  
GROUP

LEGAL DESCRIPTION:  
 LOT: 7  
 PLAN: KAP48461  
 DL: 4662  
 CDYD



**San Mateo** CUSTOM HOMES LTD.

TEL: (415) 354-0200 FAX: (415) 354-0489

DRAWING: SITE PLAN	ADDRESS:
DATE: 04/20/07	PLAN #:
DRAWN BY: TR	LOAD SHEET:
DATE: 04/20/07	CONSULTANT:
SCALE: AS NOTED	REVISIONS:

1 of 7

**Features at a Glance:**

Lot size 892 Lloyd Jones : 1.164 acres, 219 ft. x 244 ft.  
 Lot size of 898 Lloyd Jones: 0.47 acres, separate tile can be purchased to create a private estate of 1.634 acres  
 Age: 1998  
 Finished Area: 5334 sq. ft.  
 Main: 2113 sq. ft.  
 Above Main: 1987 sq. ft.  
 Below Main: 1234 sq. ft.  
 Bedrooms: 5  
 Bathrooms: 6, 5 full and 1 two-piece  
 Garage: Attached oversized triple  
 Exterior: Stone, Stucco  
 Roof: Tile  
 Heating: Natural Gas, Forced Air  
 Cooling: Central Air  
 Fireplaces: 4 Gas Fireplaces  
 Water: Municipal  
 Sewer: Connected

**Inclusions:**

Bosch dishwasher, Kenmore electric range, Kenmore side by side refrigerator, Kenmore microwave fan hood  
 Bosch front load washer/dryer, Kenmore freezer in the laundry room  
 Media projection screen, projector and speakers in the lower level family room

**Room Sizes - Main Level**

Kitchen: 10 x 16  
 Dining Room: 15 x 19  
 Living Room: 14 x 22  
 Family Room: 15'3 x 18'9  
 Master Bedroom: 16 x 16  
 Ensuite Bathroom - Full: 10 x 15  
 Bathroom - Half: 5 x 5  
 Laundry: 10'10 x 9'5  
 Foyer: 7 x 10

**Room Sizes - Lower Level**

Recreation Room: 26'6 x 22'3  
 Bedroom: 14'4 x 17'6  
 Bathroom - Full: 5'9 x 10'7

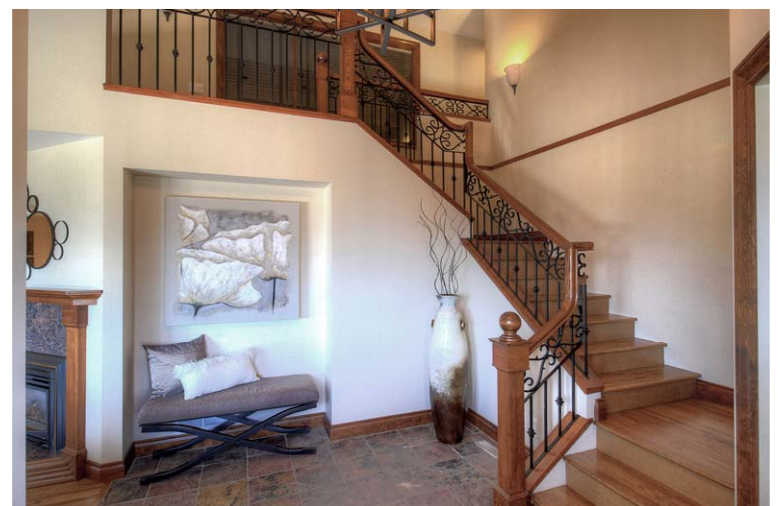
PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.

















# Detailed Information

## Exceptional Features

- Impressive driveway leads to the home positioned privately on 1.64 acres at the end of the no thru road and nestled amongst the trees
- Gated entry from Lloyd Jones Drive
- Expansive, spectacular views of the lake, mountains and city
- Quality built by San Marc Homes
- Stone and stucco exterior with tile roof, limestone detailing around the windows
- Features 5 bedrooms, 5 full bathrooms and a 2 piece powder room with over 5300 sq. ft.
- Master bedroom on the main level, 3 bedrooms on the 2nd level and a guest bedroom in the lower level with sliding glass door access to the patio, yard and hot tub
- Solid oak hardwood floors recently refinished 2015, wood baseboards, wood windows
- Built in sound system, including the deck and garage, individual controls in several of the rooms
- 3 ultra efficient furnaces, one for the upper/main level and one for the lower level, 2 air conditioning units, 2 hot water tanks, water softener
- Expansive patio both covered and uncovered
- Main level deck with new frameless glass railing, recently refinished decking
- New carpets 2015
- Hot tub, bromine
- Vendor has plans drawn up for a negative edge infinity pool and tennis court
- Adjacent lot, separate title 0.47 acre lot to the north of the property is also for sale, address is 898 Lloyd Jones Drive. Can be purchased to create a private estate property of 1.634 acres

## Oversized Triple garage

- 3 overhead doors, built in vacuum, water tap, exterior man door to the side yard plus exterior door to the private foyer leading to the 2nd level and home office
- Extra parking

## Entry

- Leaded beveled glass double front entry doors
- Slate floor in the foyer, large walk in guest coat closet
- Vaulted ceiling over the staircase with wrought iron light fixture

## Living Room

- Stunning views of the lake and city
- Dramatic vaulted 17 ft. ceiling with ceiling fan
- Gas fireplace with granite surround and wood mantel
- Sliding glass to the deck, corner window
- Oak hardwood floor

## Dining Room

- Formal dining area open to the living room
- Recessed lighting plus wrought iron chandelier
- Oak hardwood floor

## Kitchen

- Carolyn Walsh designed island kitchen, granite counters, antiqued cream stained wood cabinets
- Glass display upper unit, pantry unit with pull outs
- Corner windows flood the kitchen with natural light, double sink with window sill flush with the counter enhances the expansive views the lake, city and Okanagan Bridge, Knox Mountain, Black Mountain, Big White and Little White
- Pendant lighting over the island, wine rack, 2 person eating bar
- Vaulted ceiling

## Nook

- Sliding glass door to the deck
- Modern light fixture

## Family Room

- Overlooking the natural treed yard area and south west views of the lake and mountains
- Gas fireplace with slate surround and full wall of built in entertainment cabinetry and shelving, wood mantel
- Oak hardwood floors
- Open to the kitchen and nook sharing the vaulted ceiling

## 2 piece Bathroom

- Oak hardwood floor, pedestal sink, full wall mirror

## Laundry Room

- Cabinets, under counter lighting, deep laundry sink, tile floor

## Mudroom

- At entrance to the garage, kick plate vacuum

# Detailed Information

## Master Bedroom

- Private view of the gardens and natural foliage nestled in the trees, Japanese maple add a sense of serenity to the master suite
- Sliding glass door to private deck with access to the yard
- Carpet, built in sound, walk in closet
- **6 piece ensuite**, bidet, fully tiled walk in shower with light, glass block, soaker tub with hand shower and tile surround, 2 pedestal sinks, granite counters, antiqued cream cabinets, half tiled wall, built in sound

## Upper Level - 3 bedrooms and 3 full bathrooms

- Oak stairs, 2 landings, wood banister with wrought iron railing

## Mezzanine Office/Den

- Built in cabinets with 2 computer work areas
- Window opening to the mezzanine enjoying the panoramic views of the lake and city

## 3 Upper Level Bedrooms

### Bedroom

- View of the lake, city, Okanagan Bridge and mountains
- Closet, carpet, tract lighting

### Bedroom

- Spacious room with a sitting area, carpet, walk in closet, tract lighting
- View of the lake and natural treed yard to the south west

### Bedroom

- Carpet, walk in closet
- **3 piece ensuite** bathroom, walk in tiled shower, tile floor, linen closet
- **4 piece Bathroom**, upper level, tub/shower combo, tile floor
- **3 piece Bathroom**, upper level, walk in shower, tile floor
- 2 Walk in Closets in the upstairs hall, one provides locked storage

## Office with separate entrance to exterior

- Magnificent views of the lake and city
- French door to enter from the hallway 2nd level of the home and another French door to the stairs and private exterior door
- Hardwood floors, wood wainscoting, custom designed for convenience - working table top cabinetry
- Recessed lighting, built in sound
- Gas fireplace
- Custom built in wood cabinets and desk, credenza cabinetry for hanging files
- Fir cabinets with custom hemlock casings
- Separate entrance to the exterior of the home and garage
- Locked storage for office files

## Lower Walk Out Level

- Carpeted stairs to lower level

## Family Room

- Fabulous views of the lake, mountains and city
- Sliding glass doors to the covered patio
- Wet bar with cabinets and sink
- Media area with projection screen
- Carpet, tract and recessed lighting
- Gas fireplace with slate surround and wood mantel
- Spacious recreational space with dedicated games area

## Guest Bedroom

- Sliding glass door to the patio, corner window
- Walk in closet, carpet
- Door to the bedroom, shared ensuite with the main bathroom
- **4 piece Bathroom, tile floor, tub/shower combo**

## Mechanical Room

- Furnace, water softener
- Extra storage space for wine, storage for approximately 120 bottles
- Part crawl space with access door siding the lower level staircase



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