



Proudly Presenting

2463 Whitworth Road

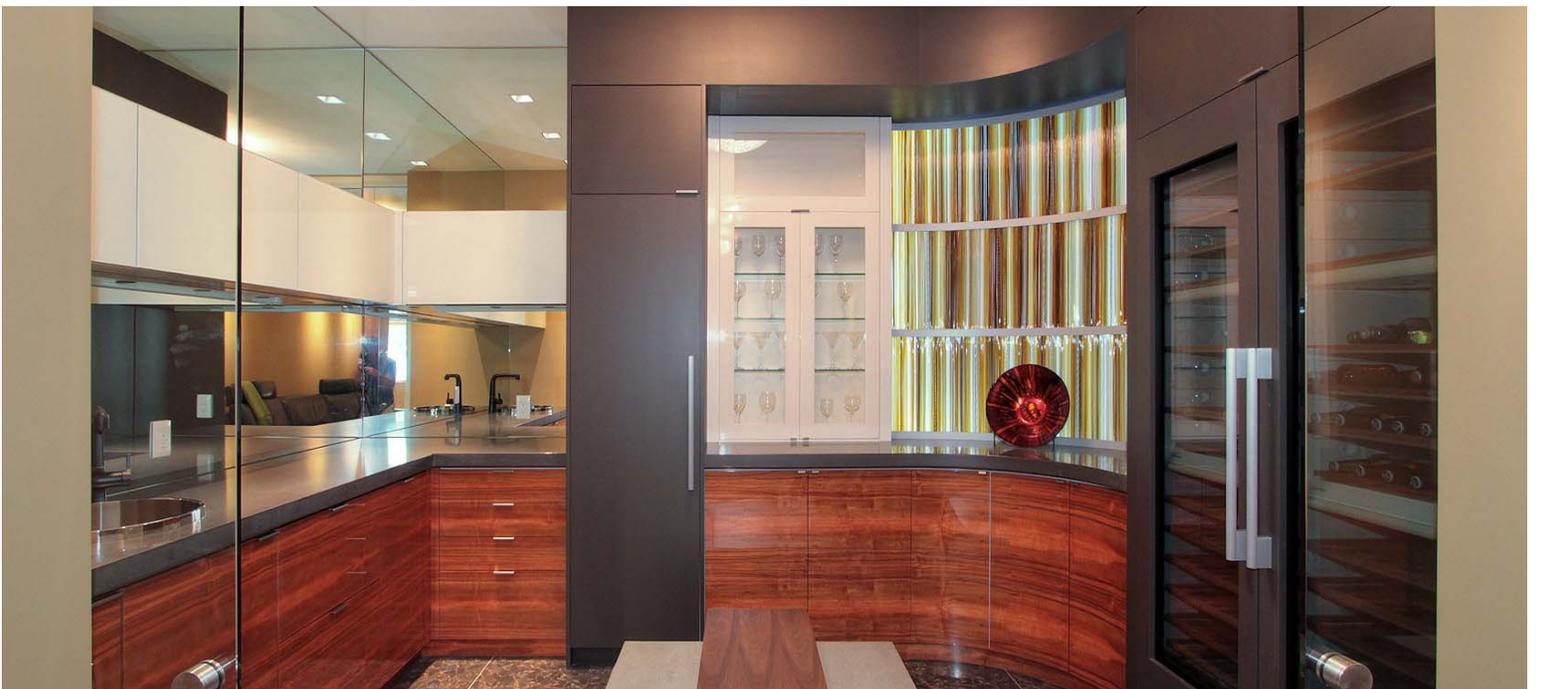


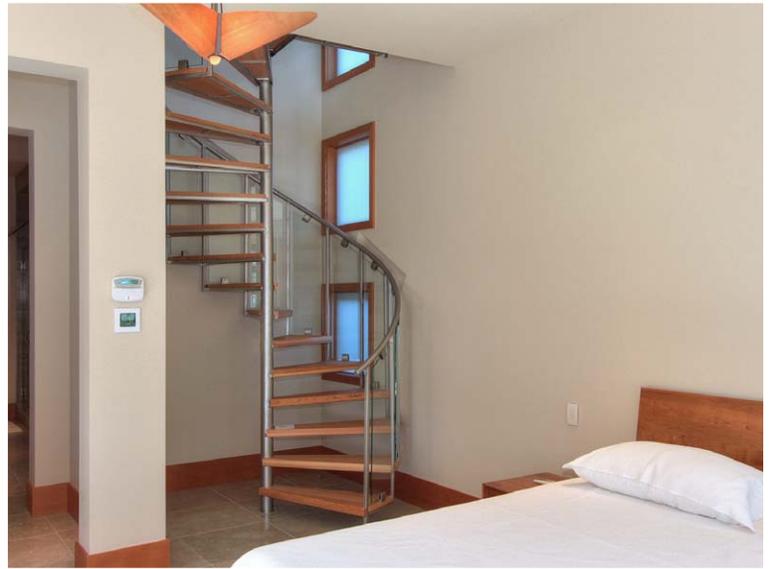
JANE HOFFMAN
GROUP

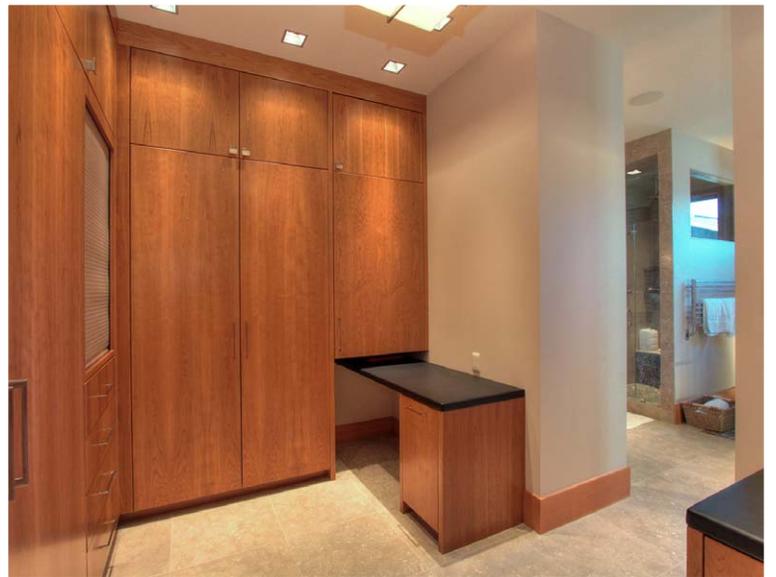
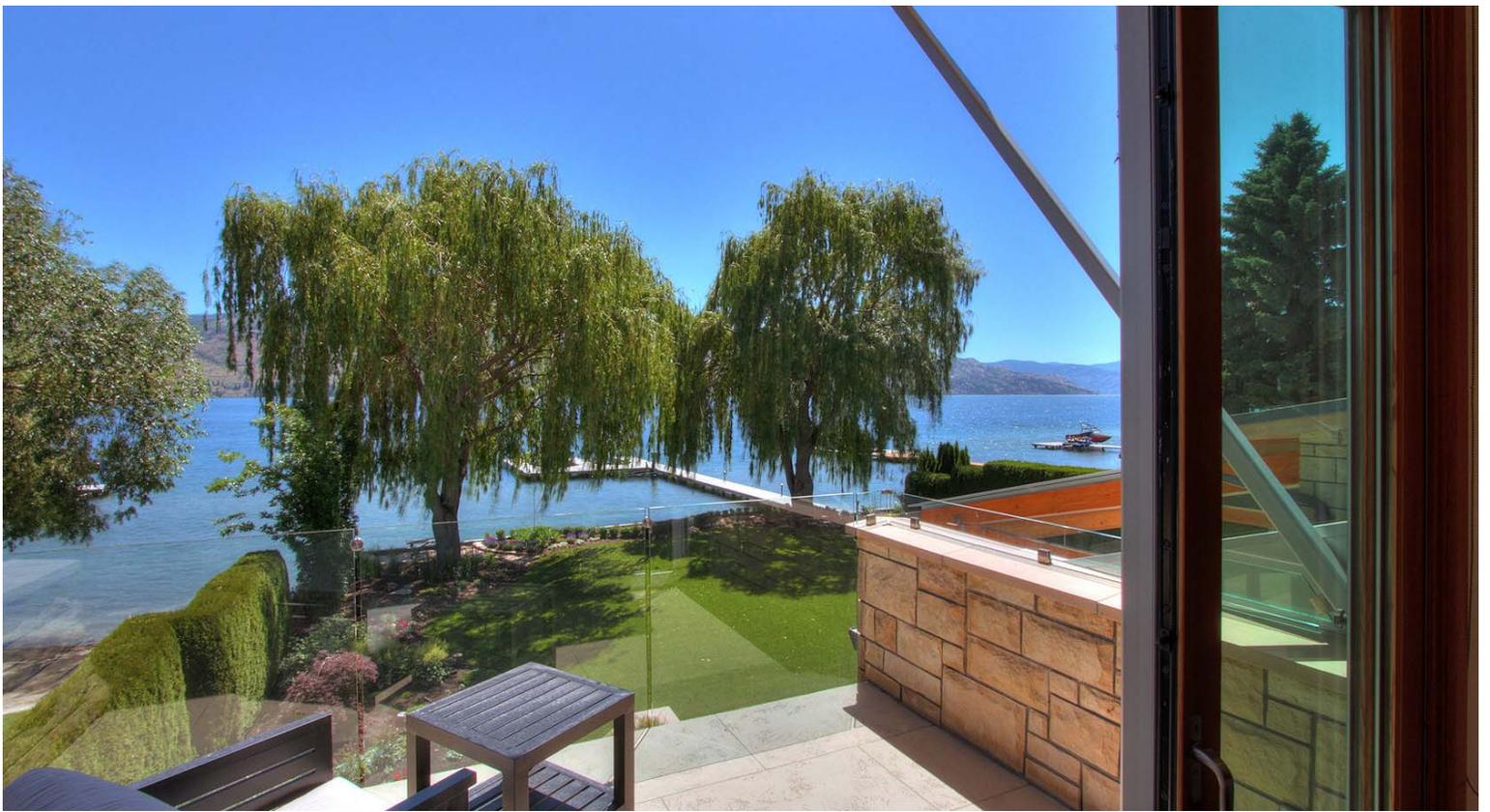


















Detailed Information

Exceptional Features

- Prime level lakeshore in a quiet and tranquil setting Exterior architecture features modern sleek lines complemented by the use of wood soffits, rock accents and wood garage doors
- Full outdoor kitchen to enjoy the lake side setting, high gloss bar, seating for 10, stainless steel cabinetry, Fisher & Paykel Dishwasher, Sub Zero refrigerator, Wolf built in gas barbeque
- Mechanical, Lite touch system, heat recovery system, full security with 11 cameras, treated water, 3 furnaces, Navian hot water system
- Oversized triple garage complete with fir cabinets and extra storage area
- Fir sliding doors
- Well water is treated
- In wall vacuum system
- Dual air conditioners
- 2 jet ski lifts, boat lift and patio boat lift

Entrance

- Secure gated entry finished in steel slats with rough cut stone
- Lining the concrete driveway are raised garden beds, mature trees and shrubs creating a manicured and easy care landscaping design
- 3 car garage with an additional bay being used as the homes gym
- Tile steps lead to the main front entrance
- Beautiful front entrance features wall lighting to highlight the design, timber beam supports the glass roof
- A new and modern application has been used with the front door, steel door with a single pivot point and stainless steel linear pull
- Immediately upon entry the view with take your breath away, green space, weeping willows, and the sparkling view of the lake beyond
- 14 foot ceiling height is accented by a wood lined roof with intricate inlay and lights
- Some further details in the entrance include wide tile inlay that surrounds the front door and amber toned chandelier compliments the use of wood on the floor and ceiling

Mud Room

- 12 locker drawer system in mud room located off the garage
- Custom fir built lockers

Great Room

- Full set of Nana doors provide an effortless transition to the exterior and showcase the views to perfection
- Captivating feature wall, tiled with transom windows and a unique linear, stacked walnut frame surrounds the media

Kitchen

- Modern mix of cabinetry, ivory and grey, adding warmth and interest to this kitchen is the extensive use of high gloss wood on the 2 islands and lower cabinets
- Professional series appliances are provided and extra storage is available in the pantry
- Soft close components on cabinets, 2 sinks
- 2 curved shaped islands, 1 island seating 4
- Corian counters
- Glass backsplash with under counter lighting
- Open concept to dining

Dining

- Situated lakeside and perfectly framed by walls of glass
- Dine in or out! Access to full exterior kitchen and dining patio

Master Bedroom

- Single pivot entry into the master suite
- This generous suite features it's own private living room surrounded in glass with sliding glass doors to the lakeside
- Bamboo cabinetry with stainless pulls
- Private laundry with LG Steam washer and dryer
- Opulent master bath features a granite soaker tub, steam shower, heated floors, his and her sinks and cabinets
- Full walk in closet with folding table, laundry built-in bins and pull out shelving
- Adjoining the master suite by way of a spiral staircase is an upper level private office
- Office boasts a private deck and full wet bar with refrigerator and Fisher Paykel dishwasher
- 5-piece ensuite bathroom

Detailed Information

Bedrooms - Five

- Main floor master bedroom
- Guest Bedroom on main level
- Bedroom located in the guest suite
- Bedroom in guest wing features lakeview and French doors to private patio
- Bedroom on upper level with views of mountains, custom built in dresser

Bathrooms - Six

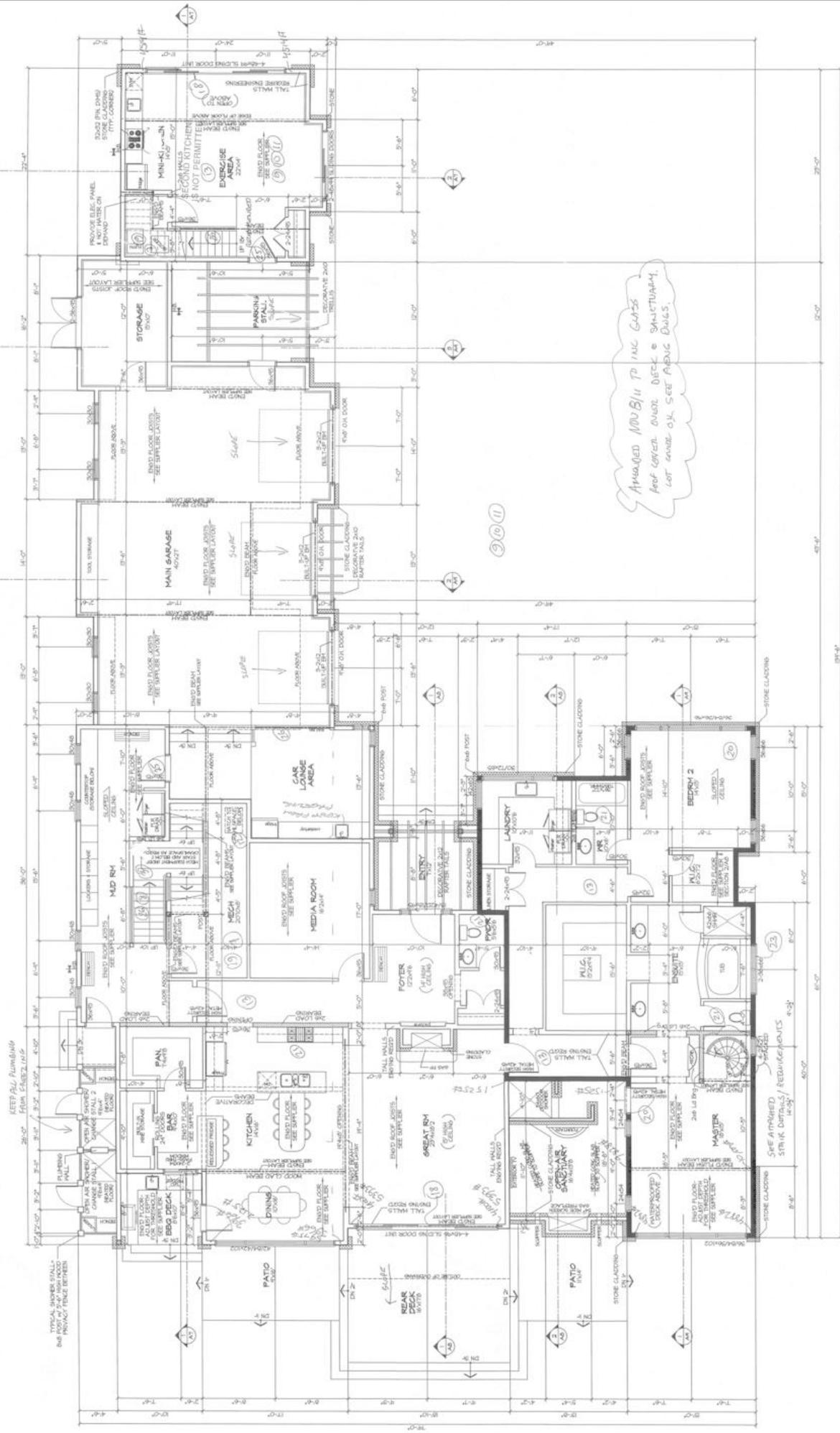
- 2 piece powder on the main level with ½ wall marble finish, interior lighting in stone sink
- 2 piece powder room off mud room
- 5 piece main level master bedroom ensuite bathroom
- 4 piece bathroom adjacent to main floor guest room
- 3 piece upper level bathroom with body jets, heated floor
- 4 piece upper level bathroom

Guest Suite

- Leading to the guest suite is a single garage this room has been converted to the homes professional gym
- Overhead door opens to the main front courtyard
- Open concept living room and kitchen on the main floor of guest suite
- Sliding glass doors are wall to wall and offer a bright interior
- Exit the sliding doors to a private patio
- Kitchen features glass backsplash, upper frosted cabinets and wood cabinetry
- Upper level bedroom is open to lower level living room
- Windows give views of surrounding farms and acreages
- Custom built in dresser and walk in closet with organizers
- 3 piece bathroom features seamless glass shower



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These design and plan check corrections are accepted by a building jurisdiction. The Designer of these drawings do not warrant or accept any liability for any construction errors or omissions that may occur from any and consulting. It is compliance with the appropriate laws.

LINTEL SCHEDULE

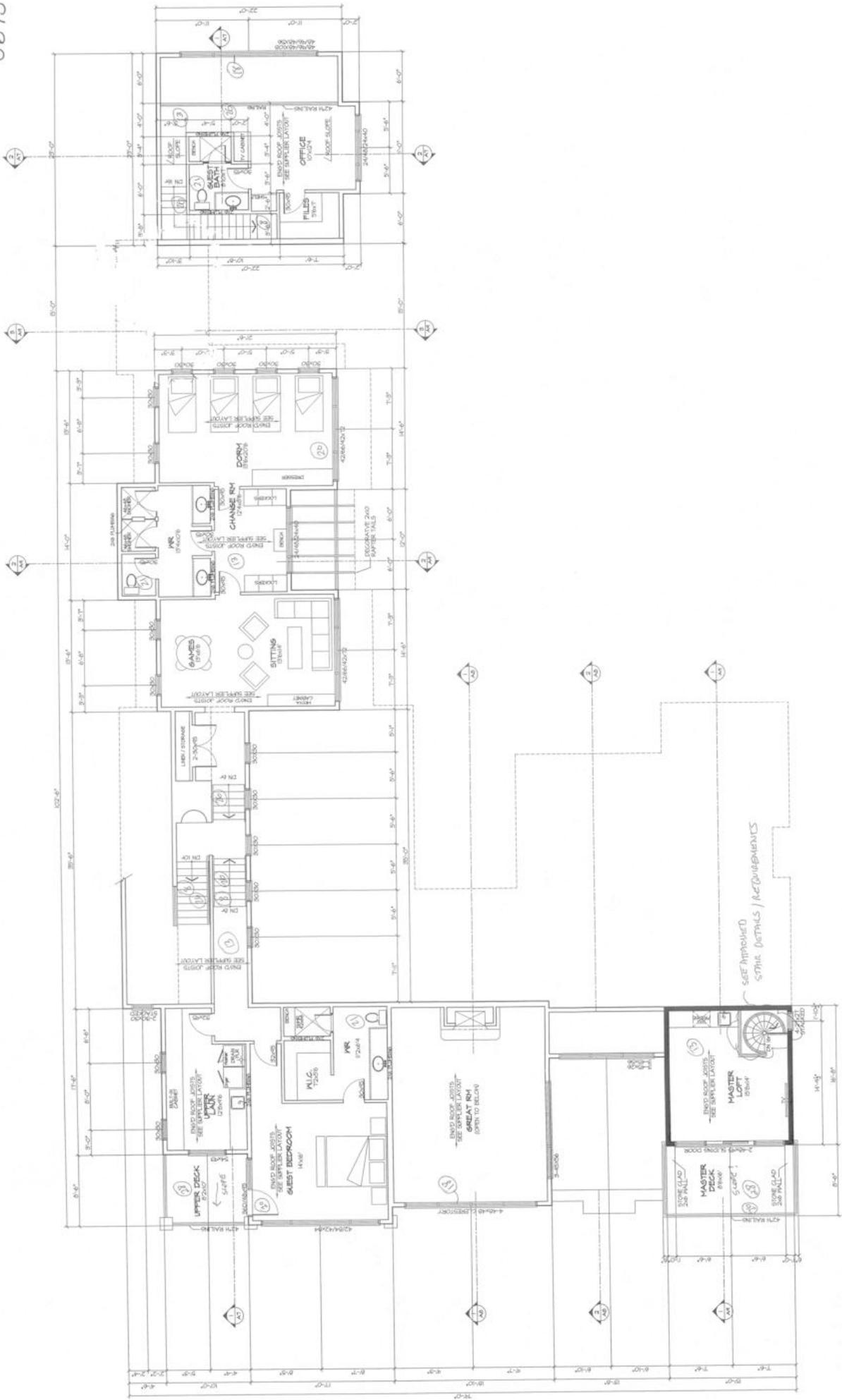
ALL LINTELS 2" X 4" @ 16" STANDARD
 OVER OPENINGS MORE THAN 4'0" OVER ALL
 UNLESS OTHERWISE NOTED

■ WALLS 2"X4" FRAMERS
 ■ WITH SECURITY METAL GLAD WALLS
 AS PER OTHER SPECIFICATIONS

MAIN FLOOR PLAN
 SCALE: 3/8"=1'-0"

MAIN AREA: 5715 SQ/FT
 EXERCISE OUTBUILDING: 1550 SQ/FT
 MAIN GARAGE: 1633 SQ/FT

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1/4" = 1'-0" PERIMETER
 1/8" SECURITY METAL GLAZING PANELS
 AS PER OTHER SPECIFICATIONS

1 UPPER FLOOR PLAN
 A5 SCALE: 3/8" = 1'-0"
 UPPER DEVELOPMENT: 724.50 FT
 DOOR TO UPPER LOFT: 50.0 FT
 DOOR TO LOWER LOFT: 50.0 FT
 CORRIDOR WIDTH: 344.50 FT
 CORRIDOR HEIGHT: 344.50 FT

These drawings and specifications are intended to be used in conjunction with a permit and inspection made by the appropriate authority. The contractor shall be responsible for obtaining all necessary permits from the appropriate authority and for compliance with the applicable codes.

SEE ARCHITECT
 SPECIFIC DETAILS / REQUIREMENTS



Kristy Huber

Jane Hoffman

Telephone: 250-860-7500
Email: jane@janehoffman.com
Website: janehoffman.com



JANE HOFFMAN
GROUP

