



Proudly Presenting

17782 Juniper Cove Road



JANE HOFFMAN
GROUP



Features at a glance

Lot size: 1.136 acres with 130 ft. of lake frontage, 124.7 ft. x 411.8 ft.

Age: 1997

Finished Area: 4224 sq. ft.

Main Level: 1165 sq. ft.

Upper Level: 1975 sq. ft.

Lower Level: 1084 sq. ft.

Bedrooms: 4

Bathrooms: 4 full bathrooms

Garage: Heated triple garage with work shop area

Exterior: Hardie Board

Roof: Asphalt/Fibreglass Shingles

Heating Mixed, Heat Pump, In-Floor Water

Cooling: Central Air

Fireplaces: 3 gas fireplaces in home, 1 outdoor wood burning on patio

Water: Lake Intake

Sewer: Septic

Inclusions:

Stainless appliances: Amana refrigerator, Maytag gas (propane) range, Kirkland dishwasher, Frigidaire front load washer/dryer

Suite appliances: Samsung refrigerator, Admiral electric stove

Hot tub

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

Great Room: 18'2 x 15'3

Dining Room: 9'11 x 9'4

Kitchen: 18'2 x 10'3

Den / Office: 12'5 x 13'3

Bathroom - Full: 9'9 x 7'3

Laundry: 9'11 x 5'2

Deck: 20 x 29

Room Sizes – Upper Level

Family Room: 24'1 x 26

Master Bedroom: 14'4 x 22'8

Ensuite - Full: 12'6 x 13'8

Master Bedroom Closet: 8'4 x 12'5

Bedroom: 12'6 x 11'11

Bathroom - Full: 7'11 x 9'10

Loft: 13'7 x 12'7

Room Sizes – Lower Level

Bathroom - Full: 4'9 x 10'6

Kitchen suite: 10'6 x 7'10

Living Room suite: 12'9 x 15'9

Dining Room suite: 9'1 x 9'5

Den / Office: 10'6 x 12'9

Bedroom: 10'5 x 11'6

Bedroom: 9'8 x 13'6



















REFERENCE PLAN OF EASEMENT IN LOT 7, PLAN 24099,
SECTION 20, TOWNSHIP 14, O.D.Y.D.

PLAN KRP59204

B.C.G.S. No. 82L-013-2-3

DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOOPS,
B.C., THIS 22ND DAY OF March, 1997.

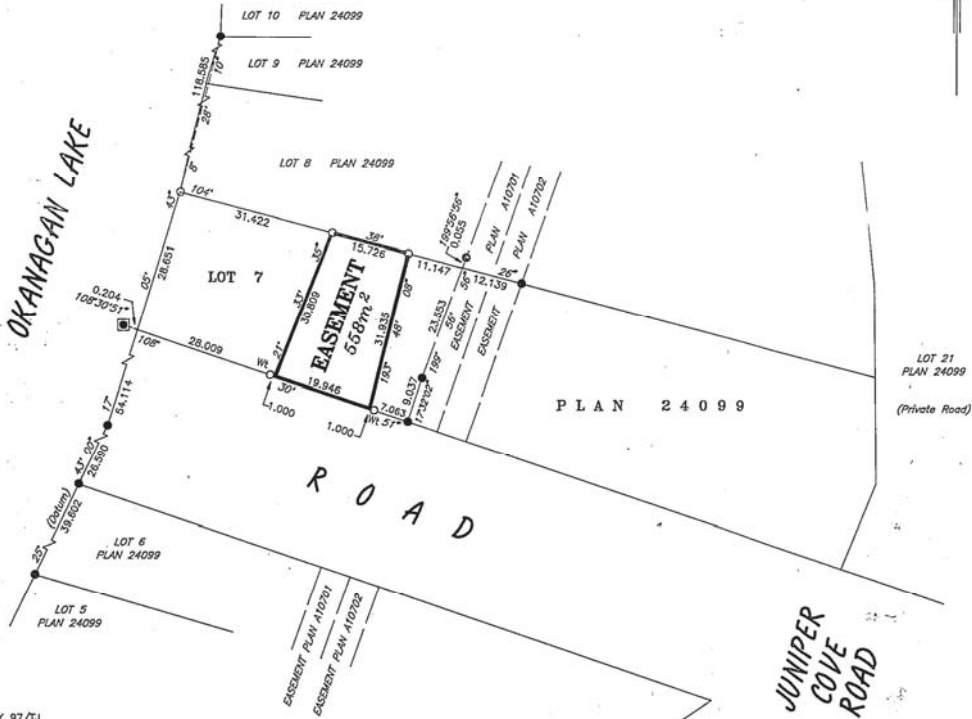


Scale 1:750



I.C.B. Smith
REGISTRAR

KL52543



LEGEND

ALL DISTANCES ARE GROUND-LEVEL AND ARE MEASURED IN METRES AND DECIMALS THEREOF UNLESS SHOWN OTHERWISE. BEARINGS ARE ASTROMOMIC AND DERIVED FROM PLAN 24099

- STANDARD IRON POST FOUND
- STANDARD IRON POST PLACED
- NON-STANDARD ROUND IRON POST FOUND

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF LAKE COUNTRY.

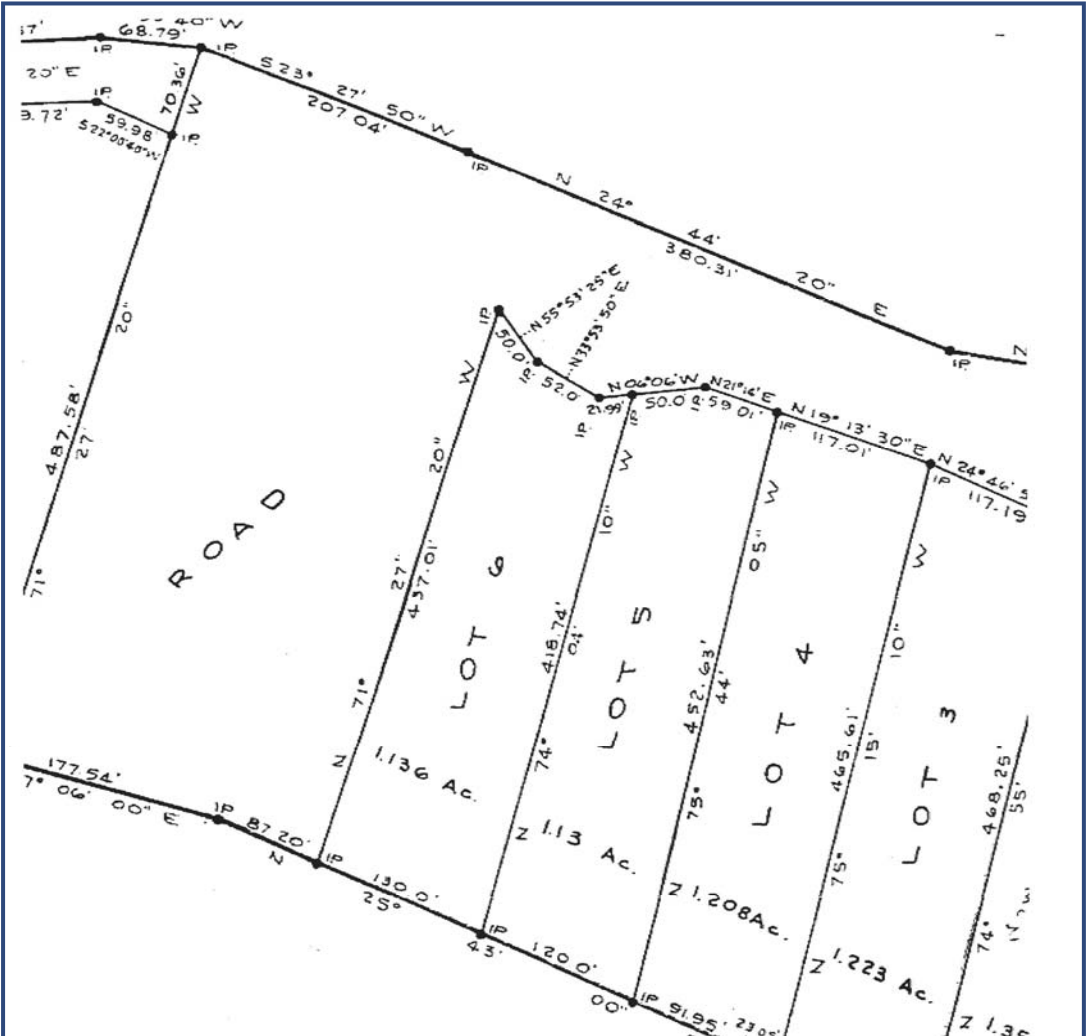
I, RICHARD SHOESMITH, A BRITISH COLUMBIA LAND SURVEYOR, OF THE CITY OF VERNON, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 24TH DAY OF March, 1997.

R. J. Shoemith
B.C.L.S.

PROFESSIONAL LAND SURVEYORS
SHOESMITH LAND SURVEYS
3011A-28th STREET TEL: 545-7971
VERNON, B.C. V1T 2Z7 FAX: 545-7976

8 MAY 97/TJ

2922EAS2.DWG



Detailed Information

Exceptional Features:

- 1.136 acres, 128 ft of water frontage
- Gated with the neighbor to the north
- 14 neighbours share the cost of maintenance of the road that crosses the easements on the properties
- Dock and electric lift
- Grassy area near the beach with wood burning fire pit
- Complete renovations in 2004
- Wood burning outdoor patio fireplace, plus 3 gas fireplaces includes master bedroom, family room, 2 sided to den and dining room
- "Ipe" exotic hard wood decking from Brazil, known for strength, durability and beauty, also known as Brazilian walnut
- Hot tub
- 3 heat pumps with 7 zone Fujitsu ductless heating/cooling allowing you to control the temperature in each area. Saves money by only using energy in the zones where wanted.
- Radiant in floor heating (propane boiler) in 5 zones: Basement, Main floor, Garage / Shop, Master ensuite, and 2nd story bathroom.
- Lots of opening windows ensures a fresh and natural flow of air off the lake
- Heated triple garage with work shop area
- Awnings above the windows in the Great Room and Dining Room
- Hardie board type of exterior siding
- Lake side guest suite - 2 bedroom plus a den
- Sprinkler heads in the interior of the home
- Built in vacuum
- 11 km to world class Predator Ridge Golf Course

Foyer

- Welcoming verandah with Ipe wood front entry door

Office

- Corner windows with inspirational lake and mountain views
- Shares 2 sided gas fireplace with the dining room
- Carpet

Great Room

- Dramatic tray ceiling in both the great room and dining area
- Built in custom cabinetry, accommodates a flat screen TV
- Sliding glass door to outdoor living area and patio with wood burning fireplace
- Slate floor, built in sound

Outdoor Living Area and Patio

- Seamless transition from the kitchen and great room to the outdoors
- Wood burning stone fireplace with raised hearth
- Built in BBQ

Kitchen

- Lakeview
- Custom Alder cabinets with a cinnamon stain
- Silestone quartz counters, slate back splash
- Track lighting, under cabinet lighting
- Slate floor, slate faced pillars define the kitchen from the Great Room
- Built in breakfast table seats 4 comfortably, pendant lighting above

Dining Room

- Open design dining room/great room off the kitchen creates the heart of the home
- 2 sided stacked stone gas fireplace with linear flame separates the dining area and office

Laundry Room

- Slate floor, sink
- Access to the triple garage and shop

Bathroom Main Level

- 4 piece full main floor bathroom, tub/shower combo, slate floor

Upper Level

Master Bedroom

- Captivating views of the lake and mountains, corner windows
- Vaulted ceiling with fan, sliding glass doors to private deck
- Sliding glass door to private deck
- Gas fireplace with custom surround
- Built in drawers
- Spacious walk in closet
- 4 piece ensuite, 2 sinks, tumbled travertine floor, glass blocks in the walk in shower brings a warm glow into the bathroom, body jets, wand and rain shower heads, bench, views of the lake and mountains
- Spacious walk in closet

Bedroom

- Commanding views of the lake view, corner windows, carpet

Detailed Information

Family Room

- Double doors to enter this spacious family room on the second level of the home
- Dramatic floor to ceiling stone fireplace with Douglas Fir mantel
- Vaulted tray ceiling with track lighting, ceiling fan, 2 wrought iron light fixtures adds to the ambiance
- Carpet

Bathroom

- 4 piece upper level main bathroom, 2 sinks, oversized shower with travertine tile floor
- Spectacular lake view

Loft - 204.75 sq. ft.

- Carpeted stairs lead to the loft level
- Vaulted log ceiling, spectacular views of the lake
- Extra storage with 2 deep built in drawers
- Parquet wood floors

Lower Level

Suite - 2 Bedroom and a Den

- 422 sq ft patio with access from the suite to cedar deck and just six gradual steps to the dock
- Tile floor in the nook, kitchen, great room

Living Room and Dining Area

- Open concept creates relaxed recreational "at the beach" living
- Sliding glass door to the deck and the lake

Kitchen

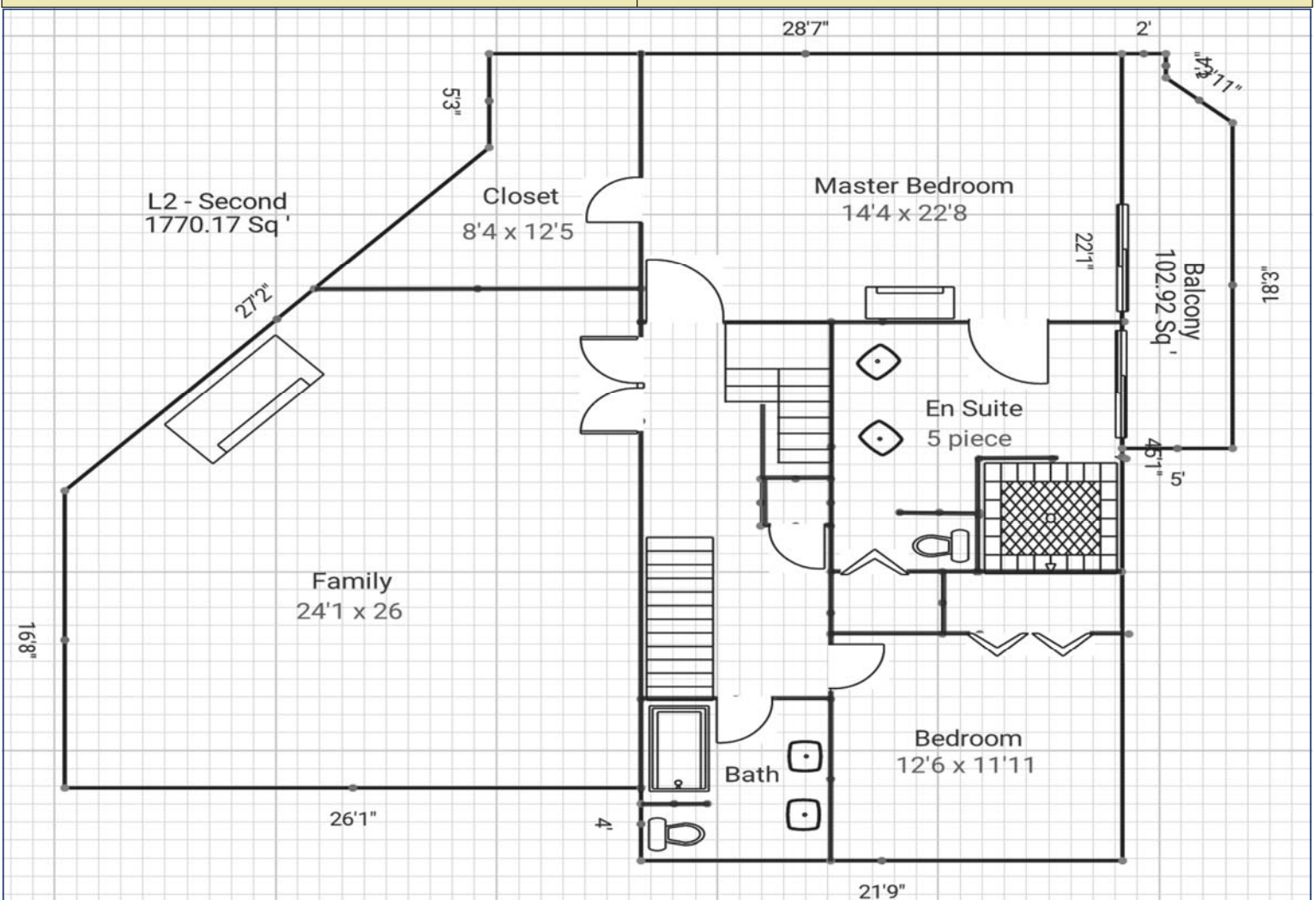
- Functional full kitchen, upper units with glass display

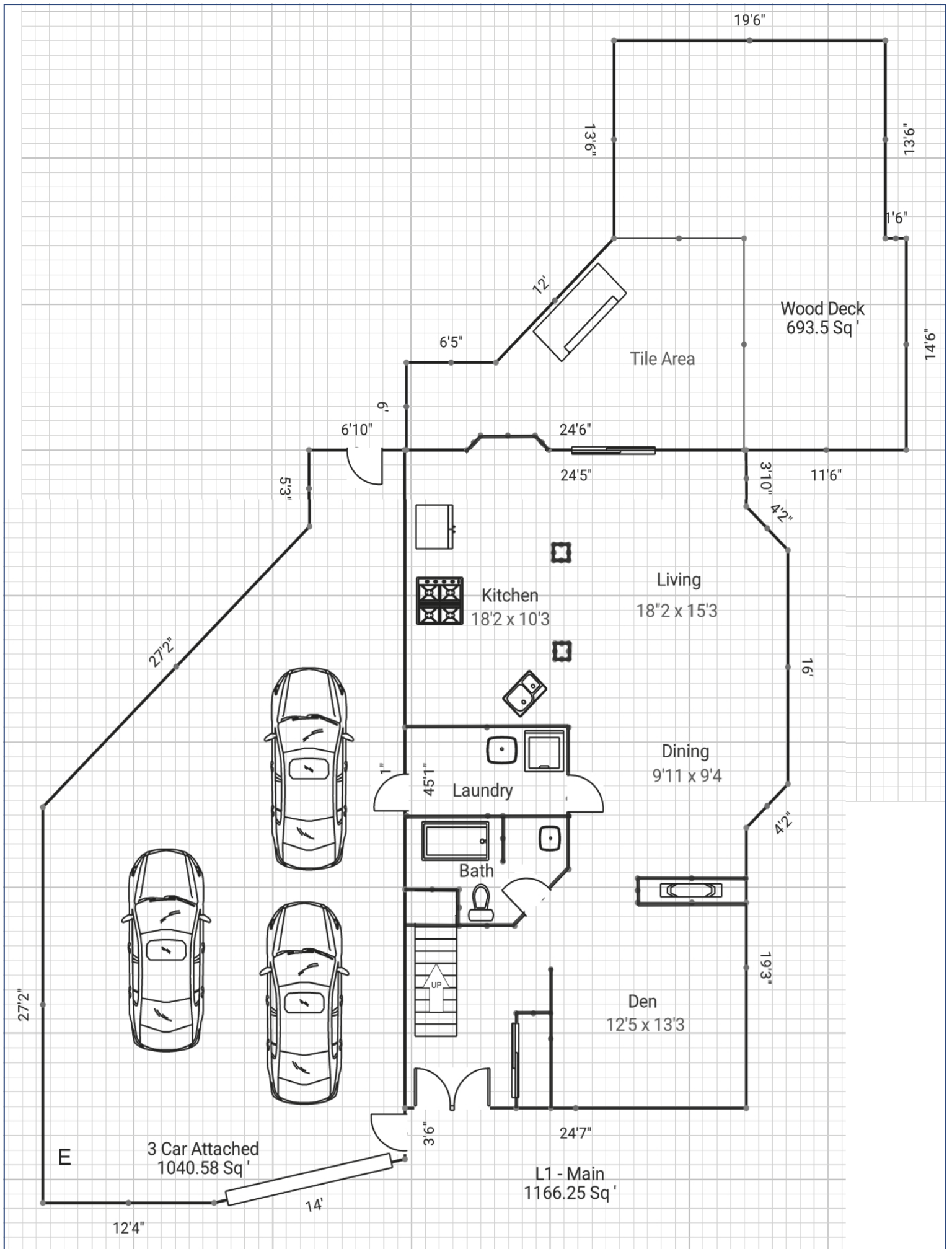
2 Bedrooms and a Den

- One bedroom with great lake view
- Carpet
- Presently the den is used as a bedroom and does not have a closet

Bathroom

- 3 piece, walk in shower
- Tile floor and back splash







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