



*Private .63 acre Setting
With 105 ft. of Water Front!*

Sandy crescent beach, dock with boat lift. Stunning architectural open concept design, walls of windows to enjoy the expansive views.

Showcasing an entertainment sized granite island, chef's kitchen and exceptional custom cabinetry in the great room & throughout the home.

Exquisite craftsmanship with natural stone accents. Lower level recreation room & family room with full wet bar gives guests their own private living space. Beach cabana.

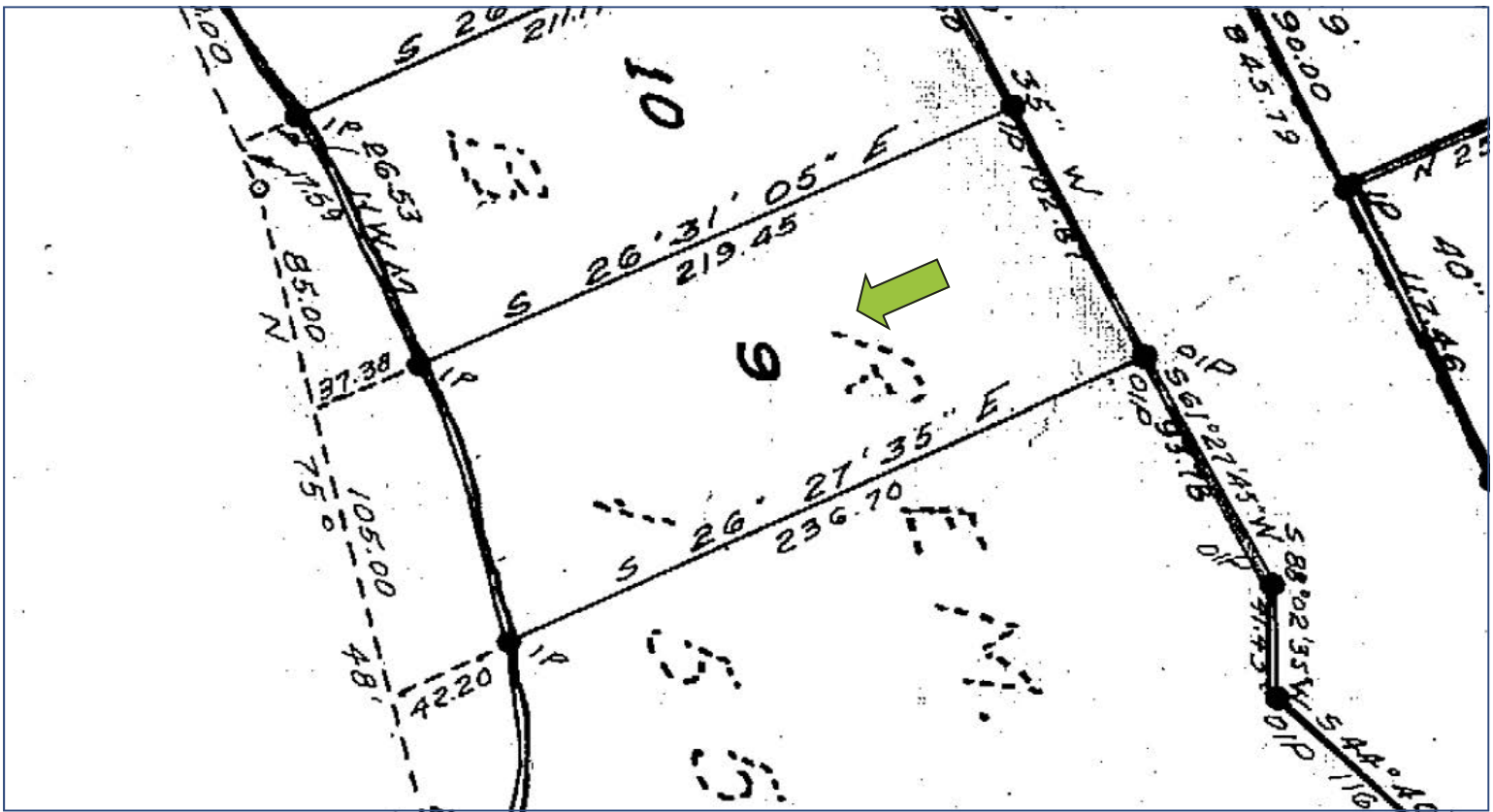
Grassy area lakeside along with sandy swimming beach creates a wonderful waterfront setting.

Proudly Presenting

1049 Sunnyside Road



JANE HOFFMAN
GROUP



Features at a Glance:

Lot size: 0.63 acres, 102.78 ft. x 219.45 ft. with 105.00 ft. of water frontage

Age: 2004

Finished Area: 4750 sq. ft.

Main: 2375 sq. ft.

Lower Level 2375 sq. ft.

Bedroom: 4

Bathrooms: 5, 3 full, 2 two-piece bathrooms

Garage: Attached Triple

Exterior: Stone, Stucco

Roof: Tile

Heating: Natural Gas Forced Air

Cooling: Central Air

Fireplaces: 3 Gas Fireplaces

Water: Municipal

Sewer: Connected

Inclusions: Kitchen Aid side by side refrigerator, Kitchen Aid built in microwave and convection oven, 6 burner Viking gas range, Kitchen Aid convection wall oven, Kitchen Aid dishwasher, Silhouette bar fridge in island, Bosch front load washer/dryer in main level laundry, Maytag refrigerator and Woods upright deep freeze in laundry room, Frigidaire Chest deep freeze in main garage, 78 bottle temperature controlled wine cooler.

Danby bar fridge lower level, stacked washer/dryer lower level, Frigidaire dishwasher, Frigidaire refrigerator, microwave, Culligan water softener

Exclusions: Sea doo lift

Room Sizes - Main Level

Foyer: 7'3 x 9'3

Exercise/media Room: 13'1 x 18'7

Great Room: 18' x 12'11

Dining Room: 17'1 x 9

Kitchen: 12 x 16'2

Pantry: 7 x 6

Laundry: 12'7 x 11'2

Office: 11'2 x 13'4

2-piece Bathroom: 8'9 x 5

Master Bedroom: 13'5 x 16'1

Master Bedroom walk-in closet: 4 x 13'4

Full Ensuite Bathroom: 13'10 x 16'5

Room Sizes - Lower Walk Out Level

Bedroom: 15'10 x 13'6

Family Room: 14 x 20'3

Bedroom: 11 x 14'2

Bedroom: 11 x 14'2

Bathroom - Full: 11'3 x 9'2

Bathroom: 2-piece

Bathroom: Full

Wine Cellar: 11'8 x 13'9

Garden storage: 11'8 x 18'9

Basement Foyer: 6'5 x 5'3

Guest Kitchenette: 8 x 7'4

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

- Spectacular setting with commanding views of the lake, city and mountains
- .63 acre property with 105 ft. of lake frontage
- Grassy area lakeside with 2 mature weeping willow trees adding to the ambiance and shade at the beach
- Private sandy crescent beach, perfect for swimming enhancing summer fun
- Wharf with boat lift
- Custom design by Berard Design Group
- Showcases the finest of quality and custom cabinetry
- Exterior “old world” finish acrylic stucco with natural Kettle Valley granite accents, tile roof
- Wrought iron grates on some windows, acrylic detail and exposed aggregate sills add to the overall design of the home
- Exposed aggregate retaining wall with granite accents at the front of the home, emerald cedars
- Rock landscaping wall , mature perennials
- Concrete driveway with exposed aggregate detail
- 4 bedrooms, 3 full bathroom, 2 powder rooms
- 2 furnaces, one for each level each with separate control
- Central air conditioning main floor, venting in place for air conditioning in the lower level
- Electric heated floor in the kitchen and master bedroom ensuite
- Built in sound throughout the home with 5 music zones
- Triple garage consists of an oversized heated double garage 10'8 in height, two 9 ft. high overhead doors, well illuminated with 4 fluorescent lights plus 6 smaller windows
- Plus a separate 16 ft. x 17 ft. toy/tool garage
- Lower level designed to easily convert to a 2 bedroom suite
- Fir hardwood floor in the main living area and cork floor
- Cherry wood interior doors on the main level, some “sand blasted frosted glass”, forged hardware
- Distressed paneled wood interior doors on the lower level, forged hardware
- Illuminated art display niches uniquely surround at ceiling height within the main open concept living area of the kitchen, dining room and great room
- 10 ft. ceilings on the main level and 9 ft. ceilings on the lower level

- Sun deck access with sliding glass door from the dining area, both covered and partially uncovered
- Power awning on the main level sun deck, Global surface finishing, part frameless glass railing
- Lounging on the main level deck, enjoying the views of the lake and associated summer fun, a pleasant way to enjoy a summer afternoon
- Mature, low maintenance perennial plant landscaping lakeside
- 2 hot water tanks in the main residence, one for each main and lower level
- Culligan water softener
- Filtered water purifier that supplies water to 3 fridge ice makers and the water tap in the kitchen and lower level bar
- 6 security cameras with screen and 1 terabyte hard drive in office, space for 2 more cameras
- Monitored security, fire and 4 water sensors

Foyer

- Slate entry to the solid fir 9 ft. high front entry door, 2 side light window panels
- Walk in guest coat closet, recessed lighting
- Global surface flooring, highly durable and easy care, resembles a light sandstone
- Dramatic curved natural Kettle Valley granite wall defines the foyer to the great room

Exercise/Media Room

- Double doors to enter, fir hardwood floor, ceiling fan, recessed lighting
- Plaster finish on the walls

Great Room

- Main living area positioned to frame “signature” vistas
- Open concept with the dining room and kitchen
- Wall of windows plus corner window seamlessly engages the magnificent lake views
- Custom wood cabinets with brushed stainless accents holds the entertainment centre and cabinetry for china, slate stone accents add to the quality and craftsmanship
- 3 way gas fireplace, natural Kettle Valley granite and hammered hood surround
- Built in sound, ceiling fan, halogen recessed lighting
- Fir hardwood floor, roller shades

Dining Room

- Endless views of the lake, access to the covered deck with sliding glass door

Detailed Information

- Halogen recessed lighting positioned intricately over the dining room table

Kitchen

- Entertainment sized island like no other! This kitchen is truly the heart of the home!
- Custom cherry wood cabinets with frosted glass upper units, 2 appliance caddies
- Smooth slate tile counters on the cabinets along the stove work area with “cracked glass” back splash behind the stove, stainless Vent A hood fan
- Oversized granite island, curved granite with seating for 4-5 persons, double sink w/ soap dispenser, 3 sets of pendant lighting over the island
- Special custom built bar within the island, conveniently pulls out for entertaining family and friends, storage for liquor and glasses, bar sink, bar fridge
- Global surface flooring

Pantry

- Walk in pantry, 7 x 6 ft., functional space adjacent to the kitchen

Office

- Corner windows with views of the lake and city
- Built in cabinets , full height to the ceiling increases storage space
- 2 computer work stations, under cabinet lighting
- Fir hardwood flooring

Laundry/Mudroom

- Cabinets, deep laundry sink, drying rack
- Cork floor, frosted French door
- Walk in closet 7'1 x 4'11 ft

2 piece Powder Room

- Cork floor, hammered stainless sink, elegant modern décor faucet, curved granite counter, patina ceiling, old world plaster finish on the walls, Toto washlet toilet

Master Bedroom Suite

- Captivating views of the lake, mountain and sparkling city lights
- Slate stone detail frames the French door entry to the master suite
- Fir hardwood floor, ceiling fan, built in sound
- 2 way gas fireplace
- Walk in closet with cabinets, drawers, shoe racks, fir hardwood floor, window plus another walk in closet with built in organizers and drawers

5 piece Ensuite

- Spa-like luxurious bathroom with stunning views of the lake
- Double French doors to enter the ensuite with frosted glass
- Travertine walk in steam shower, bench, rain and wand shower heads, custom cabinets granite counter curves around the 2 hammered stainless sinks, wall mount decorator faucets, separate toilet with Toto washlet
- Two person jetted soaker tub, hand shower, modern décor faucet, travertine tile surround, positioned with corner windows to the view, with part privacy frosting still maintaining the expanse of the lake view

Lower Level

- Slate stairs with fir edging and step lighting, wood bannister
- Added detail are slate tile pillars that define the staircase

Foyer

- Lower level foyer, 6'5 x 5'3 ft. , cork floor, custom pattern frosted glass panels

Family Room

- Double doors to family room, views of the lake greet you
- Natural rock gas fireplace with custom mantel
- Ceiling fan, recessed lighting, built in sound, carpet

Wet Bar

- With cabinets and stand up bar for 2-3 stools, honed granite counter, track lighting, beverage fridge and bar sink with wall mount faucets

Guest Kitchenette

- Lower level service area gives your guests privacy
- Wood cabinets, tiled back splash with accent tiles set on diagonal, under counter lighting, sink, refrigerator
- Kick plate vacuum
- Wired for stove should an in-law suite be desired

3 piece Bathroom

- Walk in shower, “Mexican” tile sink, tile counter, wall mount decorator faucets, cork floor

Laundry facility

- Cabinets, tile back splash, under counter lighting, deep laundry sink, soap dispenser
- Stacked washer/dryer

Detailed Information

Bedroom

- View of the lake
- Sliding glass doors to patio
- Carpet, ceiling fan, recessed lighting, closet
- Could also be used as a recreation room

Bedroom

- View of the lake
- Sliding glass door to patio
- Closet with built in organizers, carpet

2 piece Ensuite

- Cork floor, tile counter, wall mount decorator faucet, travertine back splash

Bedroom

- View of the lake, sliding glass door to patio
- Closet, carpet, ceiling fan, walk in closet

2 piece Ensuite

- Tile counter, cork floor, wall mount decorator faucet, opening window

Jack/Jill Bathroom tub/shower

- Shared by the 2 lower level guest bedrooms
- Tub/shower with tile surround and travertine inset, linen closet, cork floor

Wine Room

- 8 inch concrete walls and ceiling with an outside vent and steel door
- Climate control unit can be installed if desired
- Wine racks capacity 228 bottles, wooden cabinets, wooden shelving, granite top
- 78 Bottle temperature controlled wine storage

Storage Room

Garden Storage Room with Work Bench

- Accessed from both the interior of the home and an exterior door to the side yard

Beach Cabana - 2 storey

- Acrylic stucco, tile roof

Storage Shed 12 x 16 ft.

- Lakeside storage for water toys and lawn care tools

Dock

- Deep water moorage
- Boat slip with 6000 lb. electric lift







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