



Prime Level Waterfront!

Over 5000 sq. ft. of luxury living in desirable Lower Mission.

Mature landscaping borders the property for added privacy to lakeside patio and swimming pool.

Entertain with ease, outdoor kitchen, pergola with sit up bar and covered patio.

Master bedroom with access to large lake view balcony.

Triple Garage has a 1 bedroom guest suite on upper level.

Proudly Presenting

3602 Lakeshore Road



JANE HOFFMAN
GROUP



Features at a Glance

Lot Size: 0.51 Acres, 68. ft. of water frontage, depth 289 ft.

Age: 2005

Finished Area: 5129 sq. ft.

Main: 2187 sq. ft. approx.

Above Main: 2942 sq. ft. approx.

Bedrooms: 6 bedrooms

Bathrooms: 4 full baths, 2 powder rooms, total of 6 bathrooms

Garage: Oversized 3 car garage

Exterior: Hardy plank, stone pillars, wood timbers and copper detail

Heating: Natural gas forced air

Cooling: Central Air

Fireplaces: 3 gas fireplaces

Sewer: Sewer connected

Water: Municipal

Inclusions Danby wine refrigerator in wine room, Sub Zero refrigerator, Panasonic built in microwave, 2 Fisher Paykel dishwasher drawers, built-in double Fisher Paykel ovens, 5-burner Miele gas stove top

Room Sizes – Main Level

Living Room: 18 x 19

Dining Room: 15'4 x 15'5

Kitchen: 17'5 x 11'7

Family Room: 24 x 24

Bathroom: Two-piece

Bathroom: Two-piece (in garage)

Room Sizes – Upper Level

Master Bedroom: 19 x 13

Ensuite Bathroom: 4-piece

Bedroom: 18 x 17

Ensuite Bathroom: 3-piece

Bedroom: 12'7 x 11'5

Bathroom: 4-piece

Bedroom: 15'3 x 13'8

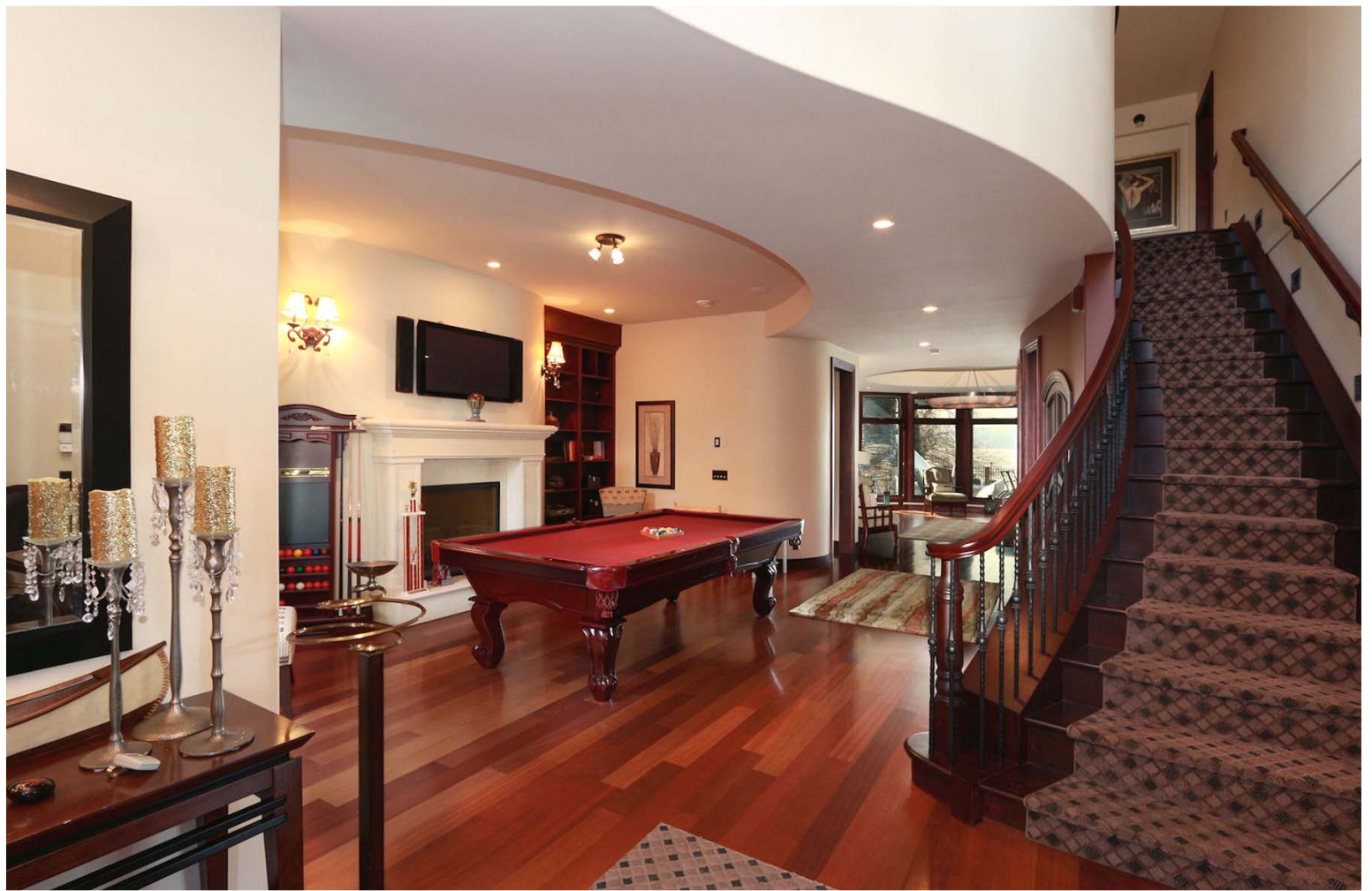
Spare Room/Bedroom:

Bathroom: Full (Guest Suite)

Bedroom: (Guest Suite)

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.





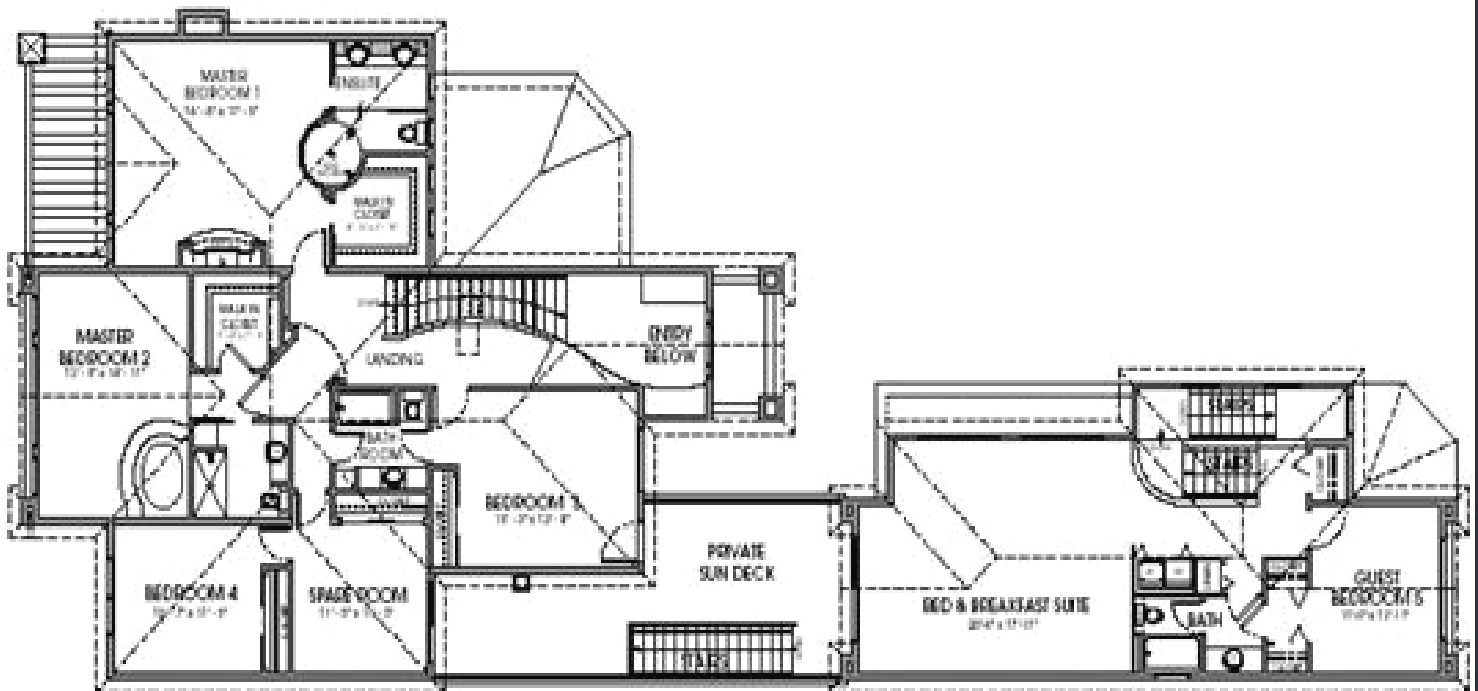








Guest Suite Above Triple Garage



UPPER FLOOR PLAN

SCALE: 3/32" = 1'-0"

2,035 SQ. FT. UPPER FLOOR OF RESIDENCE

907 SQ. FT. BED & BREAKFAST SUITE

Detailed Information

Exceptional Features

- Prime level lakeshore with sandy beach, wharf system and boat lift
- Incredible architecture and interior design by award winning Nesbitt designs
- Rear yard fully fenced with tall standing cedars for privacy
- Grass and pathways lead to the dock
- Ample lounging on stamped concrete decking that surrounds the pool and hot tub
- Salt water pool with slide, is heated by computer control
- Outdoor kitchen with granite counters and cabinetry, surrounds barbecue and grill, this area is finished with stone accents and has a pergola with lighting and sit up bar, beverage refrigerator will be installed
- Exterior sound system for pool and patio, gas overhead heaters on patio
- Generous outdoor covered dining area with automatic sun shares
- Panoramic view straight down the lake to Okanagan Mountain Park and West Kelowna
- All baseboards and mouldings are solid maple
- Underground irrigation, landscape lighting
- All solid cherry wood interior doors
- Brazilian cherry hardwood flooring throughout main living area
- Secure gated entry, stone, metal and wood
- Stamped concrete driveway lots of extra parking
- Triple 3 car garage with guest suite above, 2 piece bathroom in garage

Foyer

- Grand entrance to the main foyer is accented with slate rock pillars and rough cut timbers
- Solid 8 foot cherry wood. Transom window above door adds natural light
- Beveled side glass panel within pleasing inset iron work
- Oversize guest shoe and coat closet
- Curved stairwell to upper level with wrought iron spindles and Cherry wood railings
- Soaring ceiling is accented by wrought iron chandelier

Library/Office

- Adjacent to the main foyer
- Custom built-in open shelving, floor to ceiling

- Unique to this room is an aquarium that is shared from with the kitchen
- Bayed window with 3 large picture windows that view the front courtyard
- View of paving stone courtyard, tranquil water feature and raised rock landscaping with trees, shrubs with lighting
- Stunning ceiling with inset copper patina, recessed lighting

Games Room or Living Room

- Open off the main foyer
- Currently utilized as a games room with pool table
- Gas fireplace with double firebox is finished in custom cast limestone, scone lighting on both sides
- Media above fireplace
- Flanking custom shelving
- Curved ceiling detail with inset lighting

Wine Room

- Just steps from the great room and games room
- Wood lower cabinets, open shelving, wine bottle and glass storage
- Visual interest with stone wall and built in shelving for wine display
- Windows view to the living room

Kitchen

- Be inspired by the lake and mountain views
- Spacious gourmet designed kitchen is open to dining and great room
- Large centre island is illuminated by frosted lantern styled lighting, granite counter
- 2 sinks, one in island and another inset into counter
- Black galaxy granite counter tops and backsplash
- Under counter lighting for bright task selection and inset lighting
- Custom copper hood vent and pot filler over the gas cook-top

Dining Room

- Open off the kitchen with seamless access to the outdoor kitchen and dining areas
- Incredible custom cast design accents the fireplace
- Dine and entertain with the warmth and glow of the fire
- Sliding glass doors to the lakeside pool and patio

Detailed Information

Great Room

- Open concept with dining area with curved wall of windows that capture the ever changing lakeviews
- The ceiling defines this room within the open concept, trayed circular ceiling with faux finish appliqué in copper tones that complement the stone lighting fixture
- Inset lighting

Mud Room

- Second entrance from the front courtyard
- Ample closets for boots and coats

Laundry

- Maytag washer and dryer
- Cherry cabinets and sink, granite counter
- Convenient access to garage

Bathroom - 2-piece guest bathroom

- Pottery vessel sink imported from Asia, granite counter with floating faucets

Master Bedroom

- On upper level set in it's own wing, separate from the other bedrooms
- Silhouette blinds on the wall to wall windows
- French door to private lakeside balcony
- Inviting space with fireplace framed in custom cast limestone with media above
- Vaulted ceiling with ceiling fan
- Walk in closet with windows
- Master 4-piece ensuite bathroom features 2 vessel sinks, granite counters, curved glass shower with sandstone tile, view of the lake

Bedroom 2

- On the lakeside with ensuite bathroom
- 3-piece bathroom complete with walk in shower, seamless glass and rough cut sandstone tiling
- Walk in closet
- Spacious bedroom with wall to wall and floor to top of vaulted ceiling windows capturing the stunning view of lake
- Inset lighting, ceiling fan
- Shade blinds that let the view in and block the heat are controlled by remote

Bedroom 3

- Spacious bedroom with private access to upper balcony
- This balcony links to the guest home over garage
- Double closets

Bedroom 4

- South west corner of the home on the lakeside

Spare Room

- South east side view of the upper balcony

Bathroom – 4-Piece

- Shared with the upper level bedrooms that do not have ensuite bathrooms
- Vessel sink, granite counters, slate flooring
- Tub/shower combination with rough cut tiling, open shelving for towels

Guest Suite - Above Garage

Inclusions

- Frigidaire refrigerator, Panasonic microwave, Frigidaire dishwasher, no stove cook plate, Maytag washer and dryer

Entrances

- Two entrances, one from parking area and one is accessed by way of sliding glass doors to the main house balcony

Kitchen

- U-shaped design to maximize counter space
- Black Onyx granite counter with slate tiled backsplash
- Slate tile flooring, track lighting
- Solid wood cabinetry

Living Room

- Open to kitchen, sliding glass door to upper balcony dining and lounging
- Carpet

Bathroom

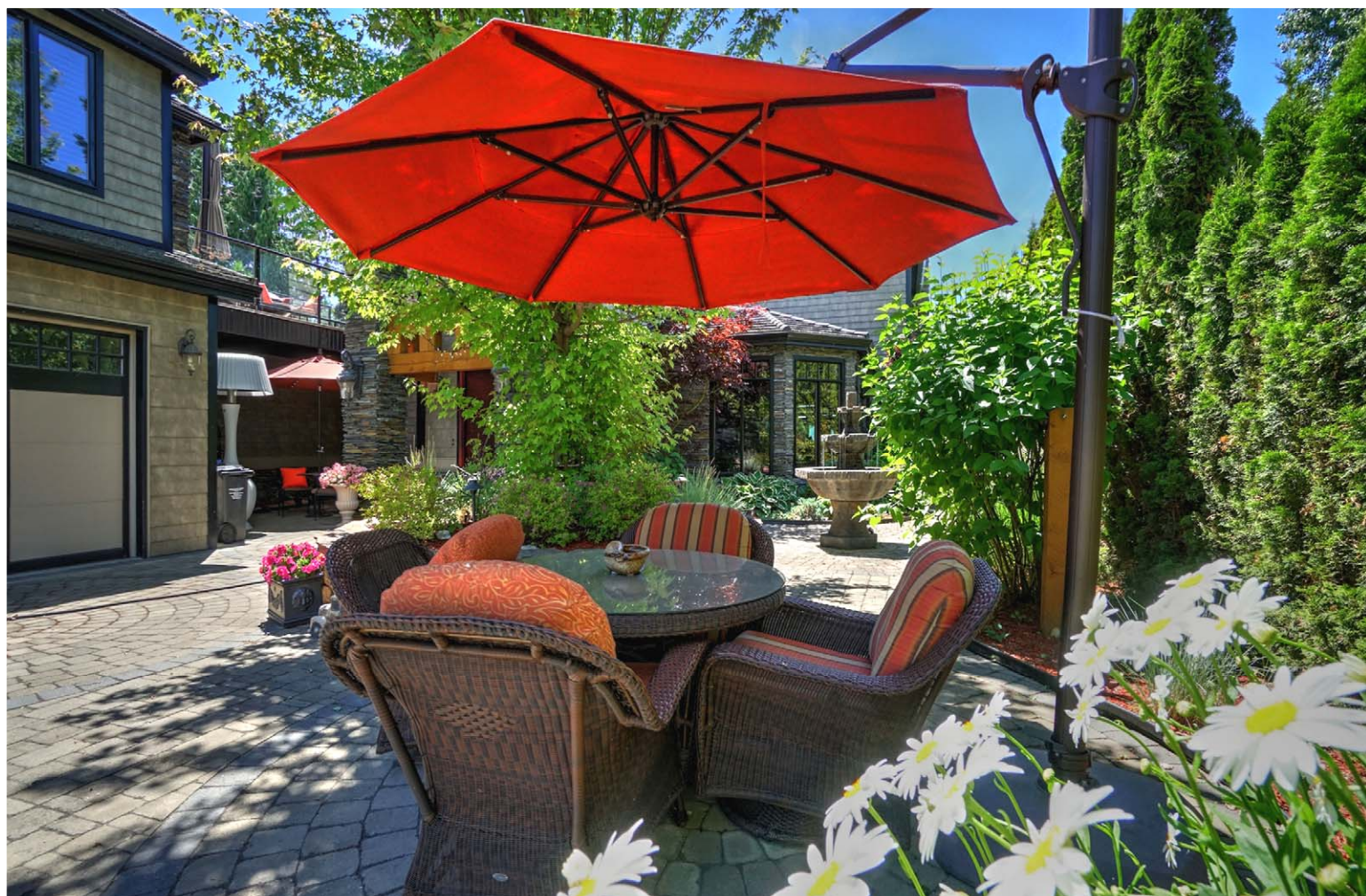
- Inset sink, granite counters, tub shower combination

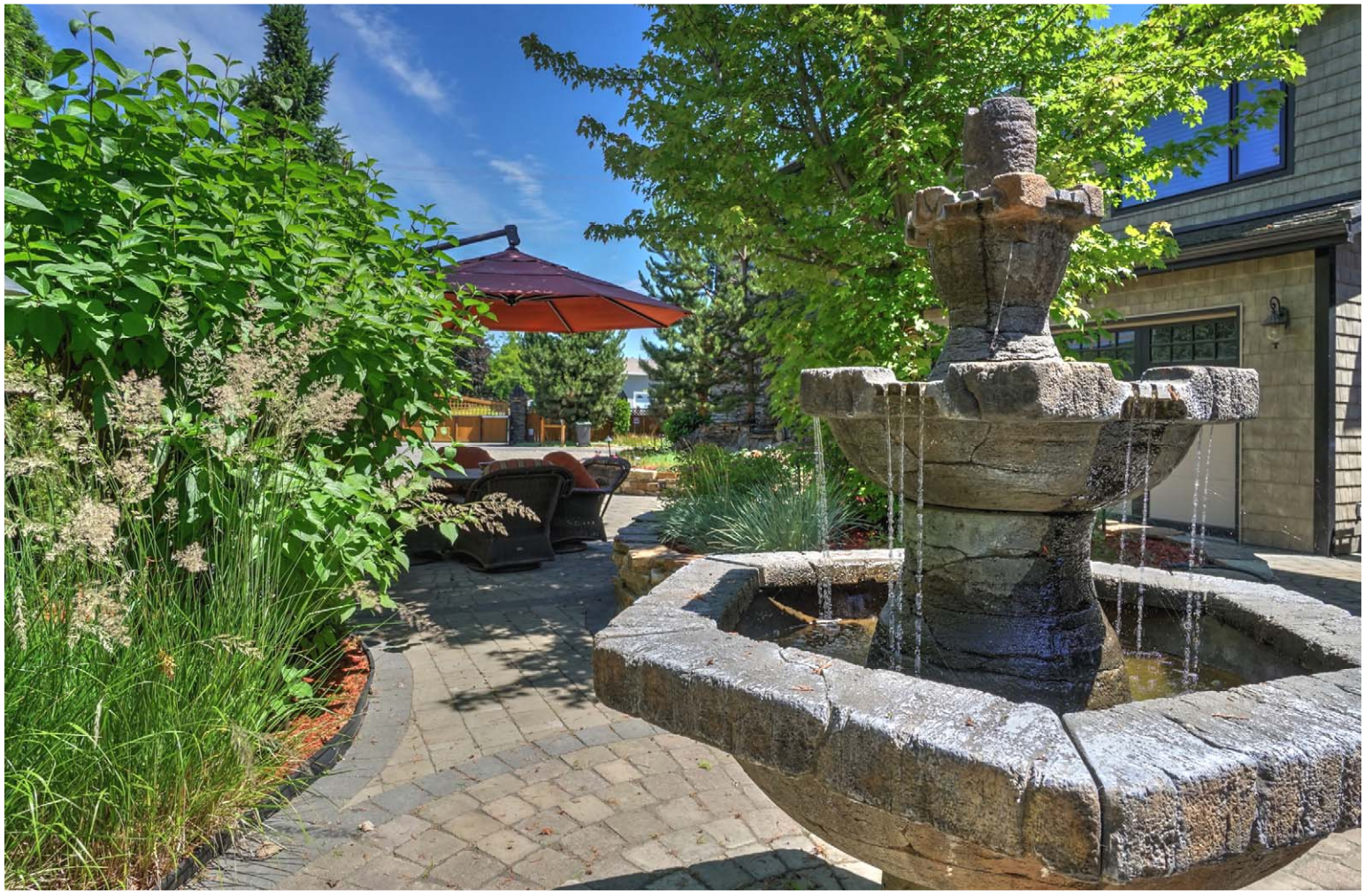
Bedroom

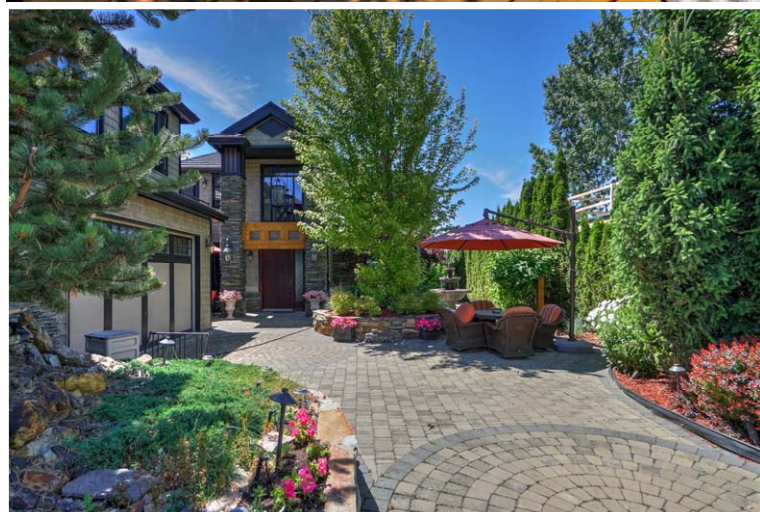
- Bedroom faces street side, morning sun exposure
- Black out blinds











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