



Perfect Home for the Car Enthusiast!

Beautifully kept, custom, one-owner home on a gorgeous corner lot with lake and park views!

Two attached double garages one with workshop. RV pad tucked in the lower area that does not obstruct the view!

The home itself is a classic, centre staircase design, with wrap around porches and sitting areas to take advantage of the setting.

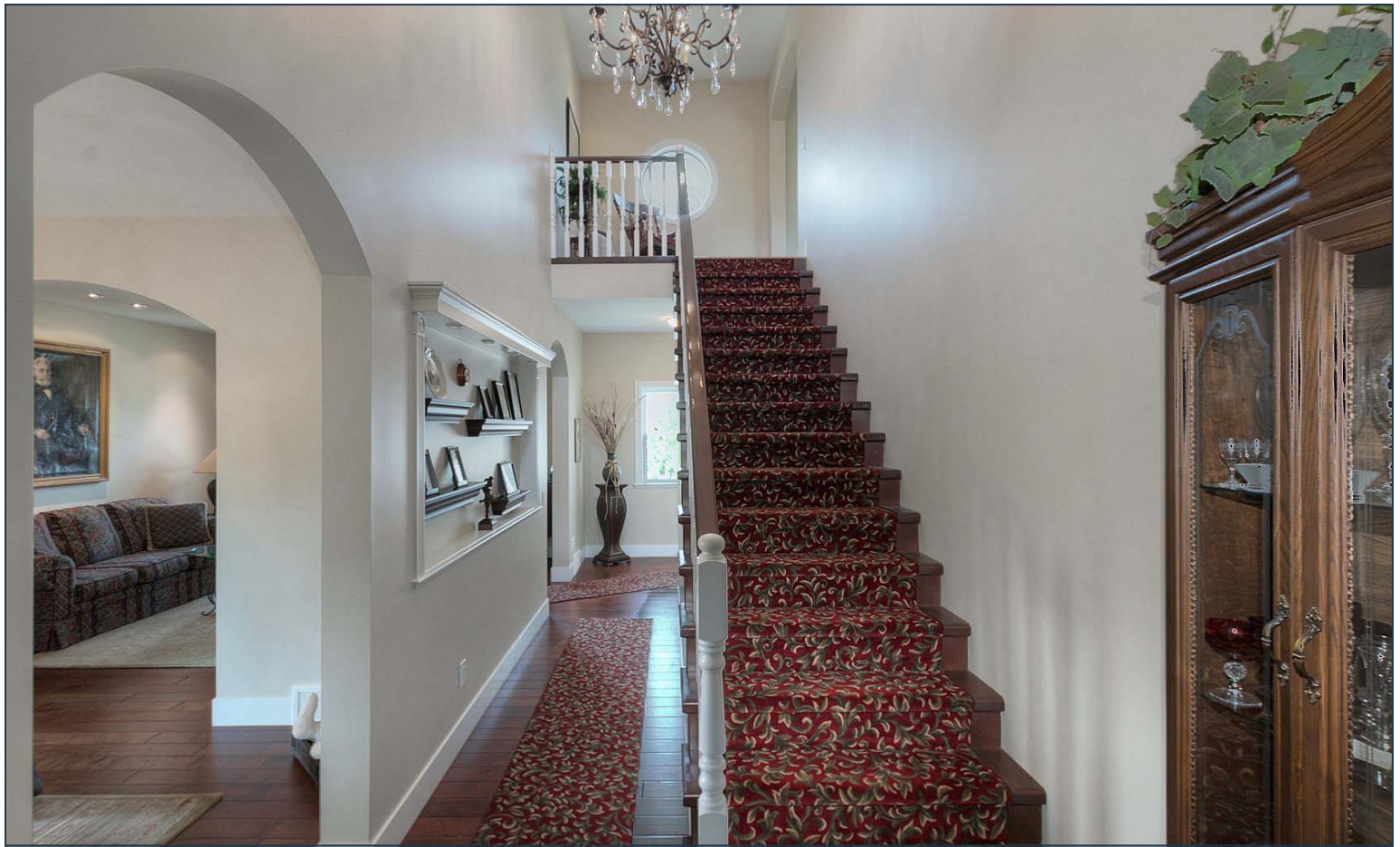
Good hiking and biking in area, close to elementary school and bus stop, walk to local restaurant and shops.

Proudly Presenting

390 Quilchena Drive



JANE HOFFMAN
GROUP



Features at a Glance:

Lot size: 0.21 acres, 107 ft. x 112 ft.
 Age: Built in 2009
 Finished Area: 3156 sq. ft.
 Main Level: 1576 sq. ft.
 Above Main: 685 sq. ft.
 Below Main: 895 sq. ft.
 Bedrooms: 3
 Bathrooms: 4, 3 full, 1 two-piece
 Garage: Two attached double garages, one on lower level, one on main level, workshop
 Exterior: Hardie Board, aluminum soffits
 Roof: Asphalt/Fibreglass Shingles
 Heating: Natural Gas Forced Air, In-Floor (Water)
 Cooling: Central Air
 Fireplace: 1 Gas Fireplace
 Water: Municipal
 Sewer: Connected

Inclusions: Fridge with French doors, freezer & icemaker, wall oven, wall microwave unit, flat top stove

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

Kitchen: 14'8 x 11'6
 Foyer: 18 x 7
 Dining Room: 14 x 11'2
 Living Room: 14 x 14
 Bathroom: 2-piece
 Master Bedroom: 16 x 15
 Full Ensuite Bathroom: 12 x 7'6
 Laundry: 10'6 x 6
 Den / Office: 7'6 x 7'6
 Garage: 24' x 22'

Room Sizes - Upper Level

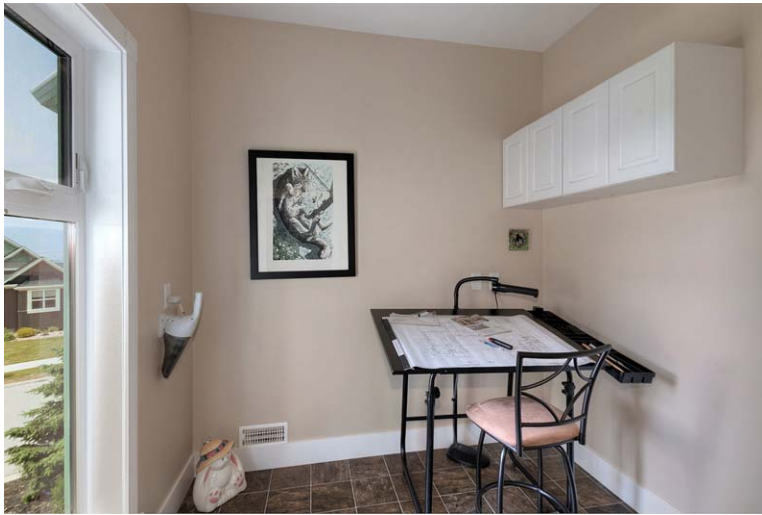
Master Bedroom: 25 x 16
 Covered view deck: 16 x 15'6
 Den / Office: 11'4 x 9
 Bathroom: Full

Room Sizes - Lower Level

Bedroom: 14 x 12'8
 Bathroom: Full
 Wine Cellar: 10 x 8
 Garage: 22 x 28'6

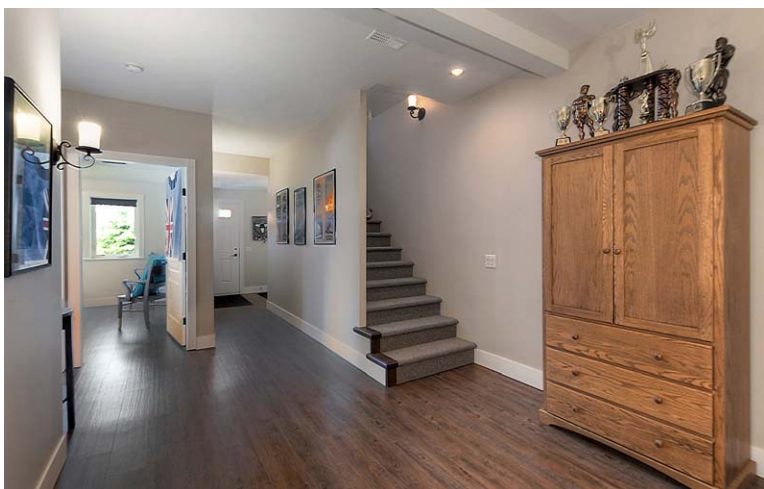
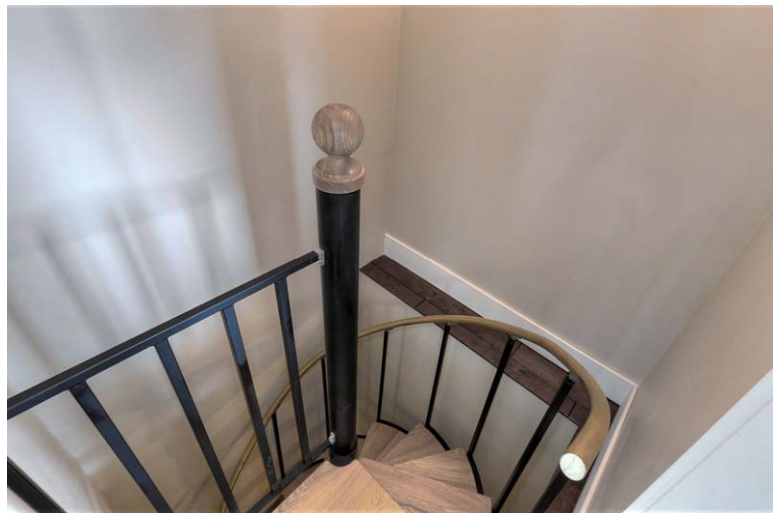
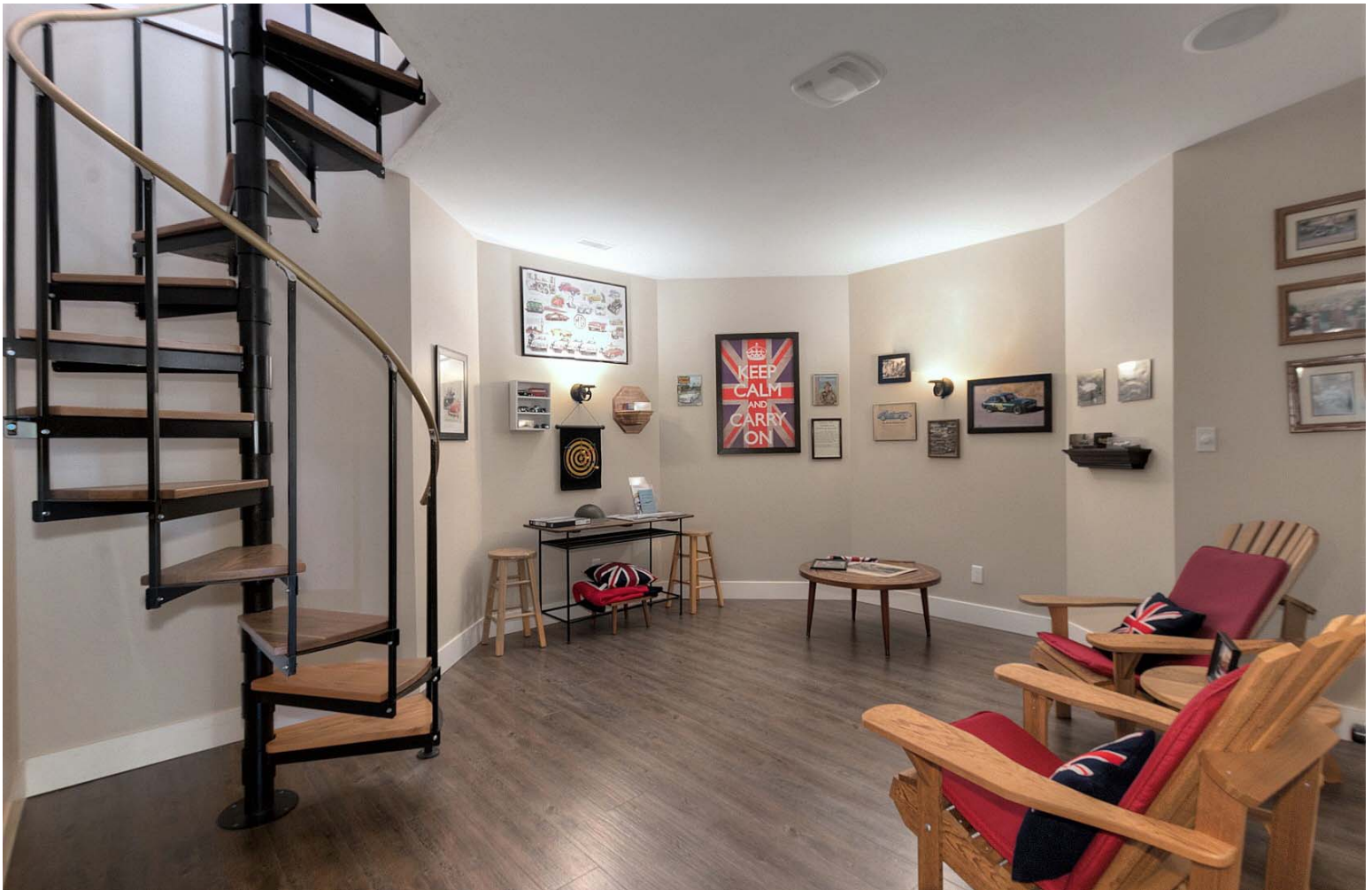














Detailed Information

Exterior Features

- Covered wrap around porches
- Beautiful landscaping features a four tier waterfall with bridge, vegetable garden
- Gas outlet for barbeque on porch
- RV Parking
- Extra parking in front of both garages
- Sealed concrete driveways
- Outside plugs for Christmas/entertaining lights
- Underground sprinkler system
- Cistern, separate hose to use water from cistern

Kitchen

- Hardwood flooring, octagon Island seats 3
- White cabinetry, large pull out drawers, pantry
- Abundant natural light from large wrap around windows - 2 open
- Mountain and lake view, morning and evening sunshine
- Kitchen Vac-pan, TV & phone connections
- Double sink with side board
- Recessed lighting, modern chandelier over island, dimmer switches
- Ceiling speakers with control switches
- Spiral staircase to lower level
- Pocket door to dining room

Dining Room

- Hardwood flooring
- French doors to wrap around deck
- An elegant chrystal chandelier defines the space, dimmer switch
- Recessed lights with dimmers switches
- Two lighted display niches

Living Room

- Hardwood flooring, 2 electric floor outlets
- Floor to ceiling, natural rock gas fireplace, ceiling fan
- Ceiling speakers with volume control
- Control setup for all speakers
- 2 opening windows flank the fireplace
- Recessed lights accent the fireplace

Den/Office

- Large window, top opening unit
- Convenient raised electrical outlets
- Quality vinyl floor
- Built in upper storage cabinets

Entrance Hallway

- Special two door closet for hanging coats
- Large chandelier with dimmer switch
- Large picture display wall with recessed lights
- Carpeted stairs with wood railings to upper floor
- Switches for outside Christmas lights for main and upper floor

2- Piece Guest Bathroom

- Victorian pedestal sink, decorative mirror
- Dual fan, wall sconce light over mirror, dimmer switch
- Shelving unit

Laundry Room

- Large opening window
- Laundry sink, upper storage cabinets, hanging rod for clothes, built-in ironing board, fan
- Quality vinyl flooring

Master Bedroom

- Spacious in size, hardwood flooring, recessed lighting
- Glass French door to private balcony
- Walk in closet with upper window
- Volume control and connection for house speakers
- Large windows provide lots on natural light
- Pocket doors to master bathroom and closet

5-Piece Ensuite Bathroom

- Large walk in shower, 2 sinks, soaker tub with view
- Separate lights over tub, shower, and sinks, automatic night light, dimmer switches, dual fan
- Heated tile floor
- Two opening windows

Upper Level

- Sitting and reading area at top of stairs
- Option of the master suite on this level with phenomenally private 16 x 15 covered deck with beautiful lake and mountain view, gets early morning and afternoon sun, glass French door access
- Vaulted partial ceiling, six large windows with four of them opening
- Gas outlet for fireplace
- Separate speakers in ceiling
- 3-Piece Bathroom
- Walk-in closet with opening window and wire shelving
- Phone and cable outlets, dimmer switch
- 2 electrical outlets in floor
- Outside plugs for Christmas or entertaining lights

Detailed Information

Lower Level

- Separate control for heated concrete floors
- Wine storage room, floor not heated
- Storage under stairs with 2 storage cabinets
- Large storage room with storage shelves
- Access to outside and lower garage

Man Cave

- House speakers with volume control
- Spiral staircase to upper level
- Heated floor, dimmer switches
- Roughed in plumbing for sink

3-Piece Bathroom

- Heated floor, dual fan
- Shower, sink with period cabinet
- Glazed privacy window

Bedroom

- Spacious in size with 3 large windows providing natural light, 2 of the windows open
- Heated floor, forced air heat

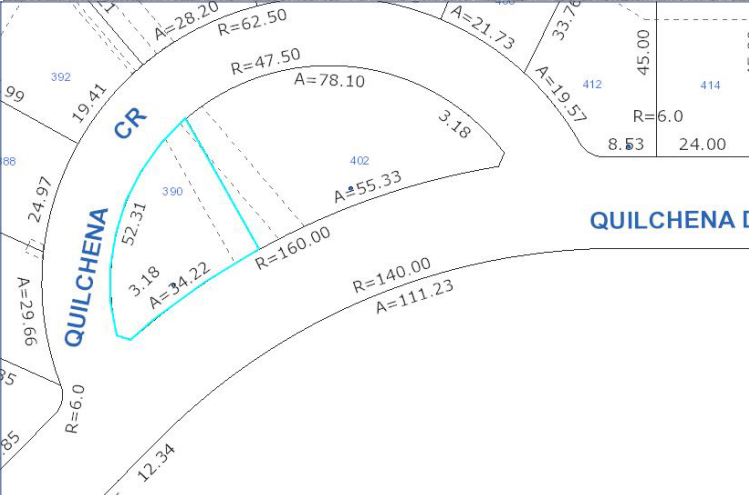
Main Level 2-Car Garage

- Storage cabinets, closet
- Florescent unit for work bench
- Automatic door openers for vehicles
- Outside manual door opener
- Large opening window

Lower Level 2-Car Garage:

- Nine foot garage door
- Heated concrete floor with separate heat control
- 12ft. ceiling, area for work bench, high-tee work lights, exhaust fan, exhaust port in door
- Two bays - can fit large boat
- Hoist bracket in ceiling
- Bend-pak 9500 lb lift (optional)
- 110 and 220 hookups





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