



10.3 Acre Lake View Estate Property!

Beautiful views of the lake, valley and surrounding orchards.

Open concept living with large windows that capture the view. Custom millwork, hardwood floors throughout and high quality finishing.

6571 sq. ft. home with 7 bedrooms and 7 bathrooms.

6.5 acre grape vineyard, Pinot Gris and Pinot Noir grapes, vines from France.

Gray Monk Winery purchases all the grapes.

Attached triple garage plus oversized detached barn.

Proudly Presenting

1595 Dehart Road



JANE HOFFMAN
GROUP

Features at a Glance

Features at a Glance:

Lot size: 10.304 acres, 72.70 ft. x 1128 ft.

Age: 2001

Finished Area: 6571 sq. ft.

Main Level: 3420 sq. ft.

Upper Level: 3151 sq. ft.

Bedrooms: 7

Bathrooms: 7, 5 full, 2 two-piece bathrooms

Garage: Attached Triple plus Large Detached Barn

Exterior: Brick, Stucco

Roof: Asphalt/Fibreglass Shingles

Heating: Natural Gas Forced Air

Cooling: Central Air

Fireplaces: 2 Gas Fireplaces

Water: South East Kelowna Irrigation District

Hot Water Tanks: 2

Sewer: Septic

Inclusions: Fisher & Paykel 2 dishwasher drawers, Miele full sized dishwasher, Dynasty 6 burner gas stove with interior grill, Gaggenau paneled refrigerator, Thermador double ovens

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: 24 x 16

Kitchen: 17'4 x 14

Dining Room: 17'4 x 10

Nook: 4 x 6'8

Living Room: 18'8 x 14'4

Master Bedroom: 16 x 10

Ensuite Bathroom: Full

Bathroom: 2-piece

Bathroom: 2-piece

Mud Room: 9'4 x 16

Room Sizes – Upper Level

Games Room: 13 x 17'4

Family Room: 14 x 16

Bedroom: 11'10 x 16

Ensuite Bathroom: Full

Bedroom: 11'10 x 16

Bedroom: 11'10 x 16

Ensuite Bathroom: Full

Bedroom: 11'10 x 16

Bedroom: 14 x 17

Ensuite Bathroom: Full

Studio Apartment: 16 x 16

Bedroom: 16 x 20

Bathroom: Full















Detailed Information

Exceptional Features

- Lake view estate acreage with a location that is rural yet minutes to any amenity!
- Offers level and gently sloped 10.3 acres with 6.5 acres planted in grapes, half in Pinot Gris grapes and half in Pinot Noir grapes, the grape vines came from France. Grey Monk is currently purchasing all the grapes.
- Grape orchard is currently leased out; 80 % goes to lessee and 20% to property owner, approximately \$15,000.00 per year to property owner
- Easement makes it possible for another entry point off Saucier Road for shorter driveway
- Manicured grounds and exterior landscape lighting
- Triple garage with roughed in services on upper level for a suite if desired
- Oversized detached barn includes 3 horse stalls complete with automatic waterers, heated tack room, overhead doors
- Riding arena
- Generous outdoor patio off the kitchen with timber beam pergola
- 9 inch crown mouldings, wood frames the interior windows
- Extensive custom built in cabinets throughout

Foyer

- Wide plank hardwood flooring on entry
- Solid wood door flanked by glass panels on each side and above door for transference of natural light
- Country style chandelier illuminates in the evening
- Double closet with interior lighting

Mud Room

- Easy care tile floor
- Seating bench, coat hooks and shoe shelving
- Large tiled shower, convenient location from exterior of the home

Great Room

- Floor to ceiling windows with incredible lake, city and orchard views
- Gas fireplace surrounded in rough cut stone with polished granite mantle and raised hearth
- Flanking the fireplace are two built-in cabinets
- Hardwood flooring, recessed lighting

Kitchen

- Chefs dream kitchen with ample granite counters for preparing any culinary delight with plenty of room for more than 1 cook
- Rounded granite counter top and stainless steel on oversized centre island
- The design of the kitchen incorporates the convenience of 2 separate raised eating bars
- Antiqued ivory cabinets with copper pulls that complement the granite counters perfectly
- Under cabinet lightning illuminates the travertine tiled backsplash
- Wrought iron and frosted glass pendant lighting over the island, recessed lighting
- Oversized walk in pantry with open shelving
- Unique raised breakfast nook features custom bench seating around the table

Dining Room

- Spacious dining room with wall to wall windows with lake view
- Glass doors to paving stone patio
- Chandelier and wall sconces match the pendant lights above the kitchen island
- Hardwood floor

Family Room

- Adjacent to the kitchen
- Wall to wall windows take advantage of the truly incredible view of the vineyard and lake
- Custom wood cabinetry on one whole wall from side to side; media, sound and built-in screen
- Above the cabinetry, a wood beam element adds cohesive visual interest
- Tray ceiling, hardwood floor

Master Bedroom

- Oversized main floor master bedroom with casual seating area
- Comfortable inviting space with 2 way gas fireplace
- Fireplace features custom wood cabinetry below that opens for more storage
- Custom built in dresser recessed into the wall
- Inset lighting and antique chandelier in frosted amber and glass

Detailed Information

- Walk in closet features hanging racks, custom dresser and shoe shelving

5-Piece Master Ensuite Bathroom

- Over the top spa inspired design
- Massive walk in shower that doubles as a steam room if desired
- Full tiled seating bench and his and her shower heads
- Granite counters set on wood cabinetry with his and her sinks
- Air Maax, jacuzzi tub set in tile deck with chandelier above
- View to the city lights by night

2-Piece Powder Room

- Pocket door access from mud room

Laundry Room

- Spacious room with tile flooring
- Lots of upper and lower cabinetry and wall pantry cabinet
- Kenmore washer and dryer
- Ironing board

Second 2-Piece Powder Room

- Granite counter set on furniture styled cabinet

Upper Level

Bedroom 2 & 3

- Views to the lake and valley
- Both bedrooms have full walk in closets with organizers and window bench seating with storage underneath

Shared 5-Piece Ensuite Bathroom

- Two sinks, a pocket door from the vanity area accesses separate toilet and tub/shower combination

Bedroom 4 & 5

- Views to the front courtyard with morning sun exposure
- Both bedrooms have full walk in closets with organizers and window bench seating with storage underneath

Second Shared 5-Piece Ensuite Bathroom

- Two sinks, a pocket door from the vanity area accesses separate toilet and tub/shower combination

Bedroom 6

- Largest of the upper floor bedrooms
- Two custom built in dressers
- Seating bench and lake view

5-Piece Ensuite Bathroom

- His and her sinks, tub/ shower combination with tile surround

Bonus Room

- Spacious in size with glass door to balcony
- Large space

Bonus Room

- Smaller of the two bonus rooms
- Window bench seating
- Great space for a hobby or craft room





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