



Home on 1.164 Acres of Privacy!

Beautiful gated estate with panoramic lake, city & mountain views.

This custom built San Marc home is over 5300 sq. ft. and features 5 bedrooms, 5.5 baths, main floor master, open concept living with a Carolyn Walsh designed kitchen, oak hardwood flooring, custom cabinetry and 17 ft. vaulted ceiling in the living room.

5 fireplaces throughout the home create warmth and ambiance.

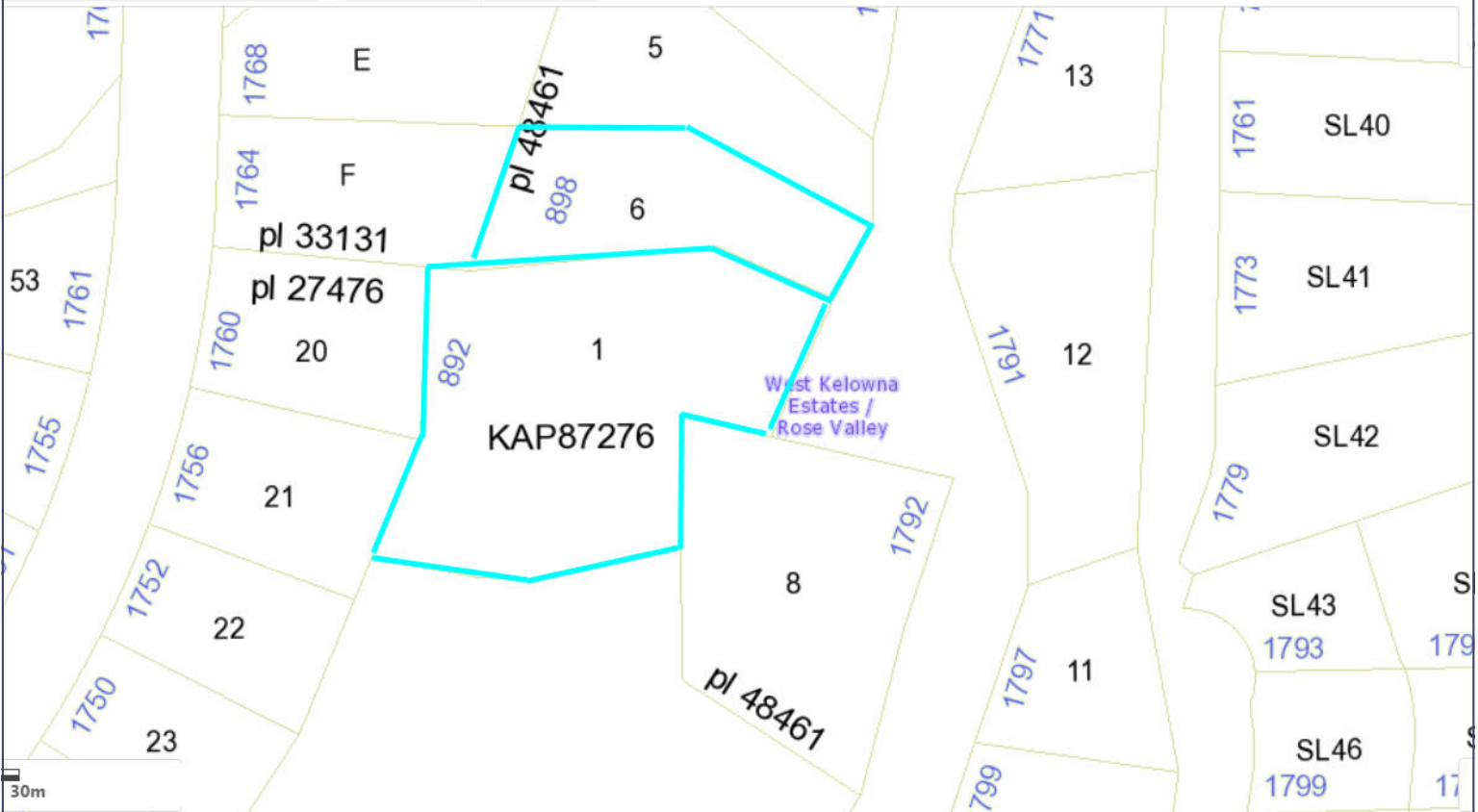
New mechanical system with 3 new furnaces, humidifier, and 2 instant hot water systems.

Proudly Presenting

892 Lloyd Jones Drive



JANE HOFFMAN
GROUP



Features at a Glance:

Lot size 892 Lloyd Jones : 1.164 acres, 219 ft. x 244 ft.

Lot size of 898 Lloyd Jones: 0.47 acres, separate title included in this offering to create a private estate of 1.634 acres

Age: 1998

Finished Area: 5334 sq. ft.

Main: 2113 sq. ft.

Above Main: 1987 sq. ft.

Below Main: 1234 sq. ft.

Bedrooms: 5

Bathrooms: 6, 5 full and 1 two-piece

Garage: Attached oversized triple

Exterior: Stone, Stucco

Roof: Concrete Tile

Heating: Natural Gas, Forced Air

Cooling: Central Air

Fireplaces: 5 direct vent gas fireplaces

Water: Municipal

Sewer: Connected

Inclusions: Kenmore Elite Energy Star 3 rack dishwasher, Sharp built-in microwave drawer, Thor 4 burner gas range and oven, Samsung refrigerator with water and ice, Zephyr hood fan

Kenmore Elite front load washer/dryer

Room Sizes – Main Level

Kitchen: 10 x 16

Dining Room: 15 x 19

Living Room: 14 x 22

Family Room: 15'3 x 18'9

Master Bedroom: 16 x 16

Full Ensuite Bathroom: 10 x 15

Bathroom - Half: 5 x 5

Laundry: 10'10 x 9'5

Foyer: 7 x 10

Room Sizes – Lower Level

Recreation Room: 26'6 x 22'3

Bedroom: 14'4 x 17'6

Bathroom - Full: 5'9 x 10'7

Room Sizes - Upper Level

Bedroom: 17 x 12

Full Ensuite Bathroom: 5 x 7'10

Bedroom: 11'10 x 11'4

Bedroom: 11'6 x 15'2

Full Bathroom: 6'4 x 11'6

Full Bathroom: 4 x 10

Den/Office: 15'9 x 10'2

Den/Office: 12 x 22'4

Storage: 5'3 x 10'10

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

- Impressive driveway leads to the home positioned privately on 1.64 acres at the end of the no thru road and nestled amongst the trees
- Secure Gated entry from Lloyd Jones Drive
- Expansive, spectacular views of the lake, mountains and city
- Quality built by San Marc Homes
- Newly installed lake view balcony approximately 1400 square feet
- Swim pool and fireplace on deck
- Purified water at kitchen plumbed into refrigerator
- Stone and stucco exterior with tile roof, limestone detailing around the windows
- Features 5 bedrooms, 5 full bathrooms and a 2 piece powder room with over 5300 sq. ft.
- Master bedroom on the main level, 3 bedrooms on the 2nd level and a guest bedroom in the lower level with sliding glass door access to the patio, yard and hot tub
- Solid oak hardwood floors recently refinished 2015, wood baseboards, wood windows
- Wood soffits with over 100 energy star LED 6 watt lights, detached work shed
- Built in sound system, including the deck and garage, individual controls in several of the rooms
- New mechanical system with 3 new 96 % direct vent energy star furnaces, humidifier, and 2 instant hot water systems
- Expansive patios both covered and uncovered, 5 gas fire barrel features on lower deck and 2 barbeque outlets
- Main level deck with new frameless glass railing, recently refinished decking
- New carpets 2015
- Energy star LED lighting package throughout the home
- Adjacent lot, separate title 0.47 acre lot to the north of the property included in this offering

Oversized Triple garage

- Newly installed frosted glass doors give natural illumination
- Newly installed epoxy flooring
- 3 overhead doors, 3 new Wi-Fi garage door openers (can be remotely operated) built in vacuum, water tap, exterior man door to the side yard plus exterior door to the private foyer leading to the 2nd level and home office
- Extra parking

Entry

- Contemporary double front
- Slate floor in the foyer, large walk in guest coat closet
- Vaulted ceiling over the staircase with satin nickel contemporary swirl light fixture
- Wall niche with lights for art work

Living Room

- Stunning views of the lake and city
- Dramatic vaulted 17 ft. ceiling with ceiling fan
- Gas fireplace with floor to ceiling natural stone finish
- Sliding glass to the deck, corner window
- Oak hardwood floor

Dining Room

- Formal dining area open to the living room
- Large enough to host 12 with ease
- Recessed lighting plus lampshade chandelier
- Oak hardwood floor

Kitchen

- Carolyn Walsh designed island kitchen, granite counters, antiqued cream stained wood cabinets
- Glass display upper unit, pantry unit with pull outs
- Corner windows flood the kitchen with natural light, double sink will window sill flush with the counter enhances the expansive views the lake, city and Okanagan Bridge, Knox Mountain, Black Mountain, Big White and Little White
- Pendant lighting over the island, wine rack, 2 person eating bar
- Vaulted ceiling

Nook

- Sliding glass door to the deck
- Modern light fixture

Family Room

- Overlooking the natural treed yard area and south west views of the lake and mountains
- Gas fireplace with floor to ceiling natural rock finish and full wall of built in entertainment cabinetry and shelving, wood mantel
- Oak hardwood floors
- Open to the kitchen and nook sharing the vaulted ceiling

2-Piece Bathroom

- Oak hardwood floor, pedestal sink, full wall mirror

Detailed Information

Laundry Room

- Cabinets, under counter lighting, deep laundry sink, tile floor

Mudroom

- At entrance to the garage, kick plate vacuum

Master Bedroom

- Private view of the gardens and foliage, red Japanese maple tree
- Sliding glass door to private deck with access to the yard
- Gas fireplace with natural stone finish
- His and her closets with organizers
- Private bathroom with seamless glass shower with light, soaker tub with wand shower and tile surround, 2 pedestal sinks, granite counters, antiqued cream cabinets, half tiled, built in sound, new vent system

Upper Level

- Oak stairs, 2 landings, wood banister with wrought iron railing
- 2 walk-in closets in the upstairs hall, one provides locked storage

Mezzanine Office/Den

- Built in cabinets with 2 computer work areas
- Window opening to the mezzanine enjoying the panoramic views of the lake and city

3 Upper Level Bedrooms

Bedroom

- View of the lake, city, Okanagan Bridge and mountains
- Closet, carpet, track lighting

Bedroom

- Spacious room with a sitting area, carpet, walk in closet, track lighting
- View of the lake and natural treed yard to the south west

Bedroom

- Full walk in closet

3 Upper Level Bathrooms

- 3-piece ensuite bathroom, walk in tiled shower, tile floor, linen closet
- 4-piece Bathroom, upper level, tub/shower combo, tile floor
- 3-piece Bathroom, upper level, walk in shower, tile

Office with Separate Entrance to Exterior

- Magnificent views of the lake and city
- French door to enter from the hallway on 2nd level
- Hardwood floors, wood wainscoting, custom designed for convenience
- Recessed lighting, built in sound
- Gas fireplace with floor to ceiling natural stone finish
- Custom built in wood cabinets and desk, credenza cabinetry for hanging files
- Fir cabinets with custom hemlock casings
- Separate entrance to the exterior of the home and garage
- Locked storage for office files

Lower Walk Out Level

- Carpeted stairs to lower level

Family Room

- Fabulous views of the lake, mountains and city
- Sliding glass doors to the covered patio
- Wet bar with cabinets and sink
- Media area
- Carpet, track and recessed lighting
- Gas fireplace with floor to ceiling natural rock finish and wood mantel
- Spacious recreational space with dedicated games area
- Easy access to the pool balcony

Guest Bedroom

- Sliding glass door to the patio, corner window
- Walk in closet, carpet
- Door to the bedroom, shared ensuite with the main bathroom
- **4 piece Bathroom**, tile floor, tub/shower combo

Mechanical Room

- Furnaces, water softener, on demand steam humidification system, UV lighting to disinfect the airstream
- In slab ductwork for floor register heating in lower level
- Extra storage space for wine, storage for approximately 120 bottles
- Part crawl space with access door siding the lower level staircase



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