



Private 1.05 Acre Lake View Setting!

Architecturally designed 5738 sq. ft. home that focuses on the outstanding lake and valley views.

Award winning Carolyn Walsh kitchen, formal dining room, open designed great room with 12 ft. ceilings.

Expansive outdoor living areas with stunning 24 ft. x 42 ft. pool, slide and diving board with auto safety cover.

Heated triple garage finished with "Checkmate" aluminum cabinetry, skylights, epoxy flooring.

Lots of parking for boat or RV.

Proudly Presenting

1584 Golden View Drive



JANE HOFFMAN
GROUP



Features at a Glance:

Lot size: 1.05 acres
 Finished Area: 5738 sq. ft.
 Main: 2869 sq. ft.
 Lower Level: 2869 sq. ft.
 Age: Built in 1996 with substantial renovations
 Builder: Sun West Homes
 Bedrooms: Six bedrooms, one could be used as an office instead of bedroom
 Bathrooms: Six Full
 Sewer: Sewer connected
 Heating: 2 natural gas forced high efficiency air furnaces - one for each level, plus 2 central air conditioners
 Exterior: Acrylic stucco
 Roof: Asphalt Shingles 2007, 40 yr. guarantee
 Garage: Triple garage - dimensions 28 x 23 and 13 x 25, 3 skylights
 Landscaped: Professionally landscaped with timed underground sprinklers
Inclusions: Sub Zero fridge/freezer, 6 burner Viking gas range with gas oven, Bosch dishwasher, Frigidaire Gallery microwave, U line beverage fridge, all window coverings, built-in vacuum & accessories, hot tub, Maytag top load washer/Maytag Bravos steam dryer, built in Miele coffee machine, media equipment, media chairs, projector and screen, full refrigerator and beverage fridge in garage, LG washer/dryer in the lower level, Whirlpool upright freezer in garage, Double refrigerator in garage, Kitchen Aid bar fridge in garage, Manitowoc ice machine
Exclusions: 2 bee hives

Room Sizes - Main Level

Great Room: 17 x 17.4
 Dining Room: 13 x 14
 Kitchen: 15.5 x 18
 Master Bedroom: 16.6 x 20
 5-piece Ensuite Bathroom: 23 x 10
 Full Bathroom: 5.10 x 9
 Bedroom: 12.10 x 11.4
 Bedroom: 12.6 x 12.11
 Full bathroom: 5.10 x 9
 Laundry Room: 9.6 x 6.6

Room Sizes - Lower Level

Recreation Room: 25 x 19
 Family Room: 18.4 x 23
 Bedroom: 10.8 x 13.2
 Bedroom: 15 x 15
 Bedroom: 12 x 15.10
 Media Room: 18.8 x 11
 Storage: 10 x 12.6
 4-piece bathroom: 9 x 6.6
 3-piece bathroom: 9 x 5.5
 3-piece bathroom: 12 x 7

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.







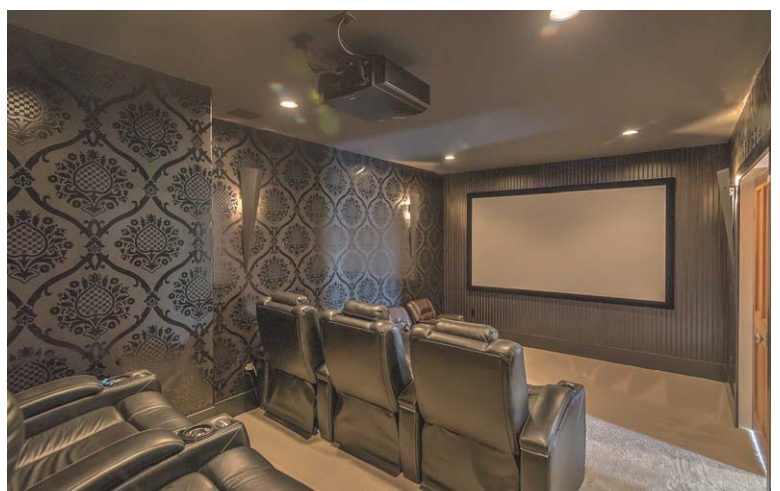














Detailed Information

Exceptional Features

- Special setting on private 1.05 acres with stunning unobstructed views of Okanagan Lake
- Custom designed lighting thru-out the home
- Exterior roll shutters with auto remote control, in the kitchen nook, great room, master bedroom, lower level bedrooms and family room
- Built in sound system
- Outdoor gas fire pit, timbered pergola with mature grapevines , outdoor lounging area
- Putting green
- Room for the RV or boat parking, additional parking for up to 8 vehicles
- Interlocking brick driveway and patios
- Heated 24 ft. x 42 ft. ultraviolet pool, automatic safety cover, children slide, diving board
- Expansive stamped concrete pool deck and patio
- Hot tub, pool equipment shed with epoxy floor
- Fully fenced rear yard with wrought iron fencing with lighting
- Chain link fencing, natural vegetation, grassy area, patio with timbered fir pergola
- Fruit trees, peach, plum, cherry, apricots, ever-bearing strawberry patch along the side pathway
- Spa-like pool bathroom with exterior door to the pool patio
- Park like yard with mature landscaping and trees, including pine, maple, mountain ash, 2 catalpa trees, ornamental grasses
- Beautiful, well thought out perennials and flowers that bloom throughout all the seasons, spring to fall
- Green house, fully irrigated (10 x 12 ft.) three new raised garden beds, set privately for hours of enjoyment in the terraced upper yard adjacent to vineyards
- New Alder hardwood floors on main floor, new carpets, all exterior doors replaced with modern designed paneled wood and horizontal frosted window inserts
- Solid fir wood paneled interior doors and closet doors
- 2 high efficiency furnaces, 2 humidifiers, 2 air conditioners
- Navien hot water on demand, water softener
- Security gate with intercom system at the house
- Recreation room in the lower level could be converted to a 1 bedroom guest or in-law suite if desired, has own separate entrance and own washer & dryer facility

- **Titled boat slip negotiable** - can accommodate up to 25 ft. boat - location at full service marina at the Cove Lakeside Resort
- **Covered lower level pool side patio**, 2 gas ceiling heaters, ceiling fan, recessed lights, exposed concrete
- **Fabulous heated triple garage**, full walls of “checker plate” aluminum cabinets and drawers, unique “wrench” cabinetry hardware, work bench with stainless counter, built in sound, flat screen TV, full stainless refrigerator plus beverage fridge, epoxy finished floor, new garage doors with frosted glass, 3 skylights

Entry

- Dramatic entry as you drive up to the expansive parking area
- Extensive landscape retaining walls and a feature waterscape enhance the atmosphere
- Impressive solid wood clear cedar door with arched window above and glass side lights
- Grand covered front entry opens to the tiled foyer, 14 ft ceiling height
- From the moment you enter, the dazzling view of Okanagan Lake is captured through the wall of windows.

Great Room

- Entertainment sized living room with 12 ft ceilings
- A feature wall of floor-to-ceiling windows frames the unobstructed view
- An amazing floor-to-ceiling rock gas fireplace with rustic wood mantle and raised slate hearth, TV hook up above
- Tray ceiling detailing and an abundance of recessed lights, built in sound
- New carpet

Dining Room

- Generously sized formal dining room
- Located off the main foyer and conveniently located to kitchen
- Modern décor light fixture with complementary fixture in the foyer
- Hardwood floors
- 6 x 6 beamed ceiling, 12 ft. ceiling height
- Floor-to-ceiling arched window

Kitchen

- 2002 Gold Award Winning designed by Carolyn Walsh
- Beech hardwood floors

Detailed Information

- King-sized centre island with 4 person eating bar and pendant lighting, “Angola Brown” granite counters, an abundance of roll out drawers, baker’s table
- Walk-in pantry with auto light
- Exceptional quality distressed Alder wood cabinets
- Tiled backsplash behind the stainless steel stove
- Pantry unit with roll outs
- Fabulous lake view from the kitchen sink
- Indirect under cabinet lighting
- **Spacious eating nook** with floor-to-ceiling windows, contemporary light fixture with “glass drops”
- Access to view deck through French door, phantom screen, BBQ gas outlet on deck

Laundry Room /Mud Room

- Custom cabinets, sink, tile floor, coat hooks

Master Bedroom

- This master suite is truly beyond compare!
- Spacious main floor master bedroom accessed via double Fir wood doors within an arched entrance and cedar lined barrel ceiling
- Tumbled travertine gas fireplace
- Floor-to-ceiling windows frame the view plus corner windows
- Tray ceiling detailing, 10 ft. ceiling height, recessed lighting
- King-sized walk-in closet with built in organizers and drawers
- Quality carpeting, walk in closet
- French door access to deck

5-Piece Spa-Inspired Ensuite Bathroom

- Stunning lake view, exceptional cabinetry and detail
- Travertine heated floors, separate toilet area
- Glass walk in shower, two shower heads plus wand and body jets, 2 vessel sinks, tumbled travertine counter, 2 person soaker tub with hand held shower, California shutters

Bedroom - Main Level

- Double doors to enter, carpet
- Arched window detail, 11 ft vaulted ceiling, carpet, walk in closet
- **4 piece ensuite bathroom**, tub/shower combo with tile surround, tile floor

Bedroom or Office

- Convenient main floor office or bedroom with view of the lake, Green Bay and vineyards
- Window bench, roll shutter with remote, ceiling fan, carpet, closet with built in organizers and drawers

Bathroom - Main level

- 4 piece, tub/shower combo, skylight, slate floor, granite counter

Lower Level

- Carpeted curved staircase to the lower level, dramatic 21’8 ft ceiling height with fan, wood banister with iron spindles, step lighting, slate finished art or plant ledges
- Elegant light fixture over the stairwell adds a focal point of interest

Library Area

- Built in alder wood custom cabinets and open shelving

Family Room

- Floor to ceiling stacked rock gas fireplace, custom built in knotty alder entertainment center,
- Hardwood floor, built in sound, recessed lighting
- Wet bar, cabinets, “Cosmic black granite”, granite tile back splash, under cabinet lighting, pendant lights over the 2 person bar counter, bar fridge, slate flooring
- Access to covered patio and pool with full wall of folding doors

Spa Pool Bathroom

- Large walk in tiled shower with rain shower head, vessel sink, tiled half wall with pebbled detail, exterior door to pool area
- Tiled floor, 2 large windows overlooking the pool and views of the lake

Media Room

- Double fir paneled doors to enter, carpeted room, tiered for seating
- Sconce lighting and recessed lights
- Media equipment, projection screen and projector, 5 media chairs

Recreation Room

- Spacious room with panoramic view of the lake
- Beech hard wood floor with lineal gas fireplace with stainless plus concrete tile surround to the ceiling
- Recessed lights
- Exterior door access to side yard and side patio, gas BBQ outlet, plumbed for outdoor kitchen

Detailed Information

Flex Room

- Bonus space, no window
- Access to the mechanical room and laundry

Laundry Room - Lower Level

- LG top load washer with steam dryer, tile floor

Bedroom

- Located off the recreation room, hardwood floor, walk in closet

Bedroom

- Expansive lake view and pool view
- French door access to the pool and covered patio, walk in closet, ceiling fan double rotors, carpet, built in sound
- Corner windows added to the light filled room, recessed lighting

Bedroom

- Surround windows give this spacious room a spectacular view of lake and pool area
- Carpet, closet, ceiling fan with 2 rotors, built in sound
- French door access to the pool and patio

4-Piece Ensuite Bathroom

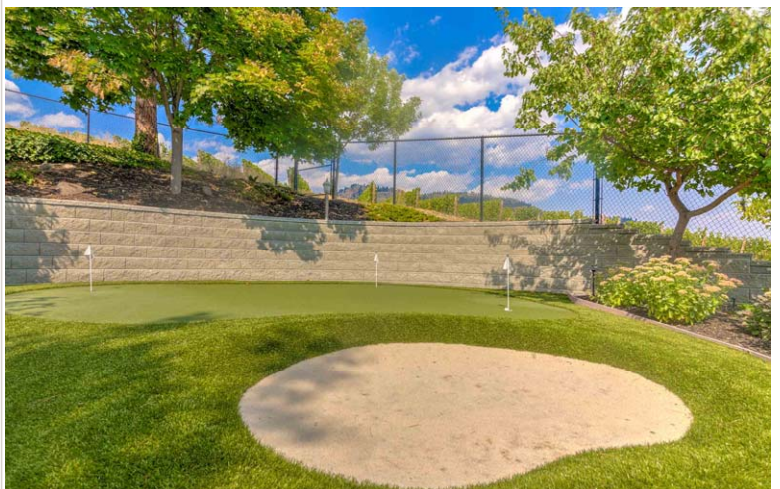
- Shared as main level lower bathroom, tub/shower combo with travertine tile surround, tumbled travertine counter, tile floor

Computer Area

- Space between the 2 bedrooms is spacious enough for a computer work station

3 Bathrooms - Lower Level

- 3 piece spa bathroom, large walk in tiled shower with rain shower head, vessel sink, tiled half wall with pebbled detail, exterior door to pool area
- 3 piece bathroom, travertine floor and counter, under mount sink, full walk in shower, linen closet
- 4 piece bathroom shared as main bathroom and ensuite for one of the bedrooms, tub/shower combo, travertine surround, tumbled travertine counter





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