



Lake View Estate Home On 2.05 Acres!

Spectacular infinity pool and expansive patio creates a resort like backyard capturing the lake, city and vineyard views in total privacy.

Contemporary style home with 5558 square feet, 4 bedrooms & 7 baths.

Soaring ceiling height with sliding glass wall system creates a seamless extension to the outdoors to enjoy this breathtaking Okanagan setting.

Gated entry leads to heated triple & single garages plus RV garage.

Proudly Presenting

4920 Chute Lake Road



JANE HOFFMAN
GROUP



Features at a Glance:

Lot size: 2.05 acres, 712 ft. x 335 ft.
 Age: Built in 2012
 Extensive renovations: 2015 including a complete rebuild of the pool, patio area and new pool house
 Finished Area: 5558 sq. ft.
 Main: 3758 sq. ft.
 Below Main: 1800 sq. ft.
 Garage: Heated triple & single garages plus RV garage
 Exterior: Stone, Stucco
 Roof: Metal, Torch On
 Water: Municipal
 Sewer: Connected
 Heating: In floor radiant heating, 2 furnace units for air conditioning and air exchangers
 Fireplaces: 3 gas fireplaces
 Bedrooms: 4
 Bathrooms: 7, 6 full bathrooms and 1 two-piece bathrooms, including 3-piece pool bathroom

Inclusions: Thermador 6 burner gas stove, double ovens, dishwasher, Thermador microwave, Thermador warming oven, double door refrigerator, Hotpointe Latte/Cappucino maker (built in), Uline beverage fridge, LG washer and dryer, Blomberg dishwasher and beverage fridge in the lower level wet bar

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

Foyer: 12.6 x 7.7
 Great Room: 18.3 x 18.7
 Kitchen: 20 x 12
 Dining Room: 18 x 23
 Master Bedroom: 17 x 19
 Master Bedroom Walk-In Closet: 12 x 11
 Master Bedroom Ensuite - Full: 14.6 x 13.6
 Bedroom: 13.5 x 13
 Bedroom: 13 x 12.6
 Bedroom: 12.6 x 12.8
 Ensuite - Full: 13 x 7
 Ensuite - Full: 11 x 5.6
 Ensuite - Full: 8.6 x 7.4
 Bathroom - Half: 6 x 5
 Den / Office: 10.6 x 20
 Laundry/Mud Room: 22 x 12

Room Sizes - Lower Level

Mechanical Room: 21 x 17, Storage: 8.6 x 7
 Media Room: 25 x 15
 Wine Cellar: 14 x 13.6
 Bathroom - Full: 8.9 x 8.4
 Recreation Room: 30 x 15.9
 Flex Room: 9 x 10

Garages

Triple Garage: 22 x 31, 11.6 ft. height
 Single Garage: 15.10 x 31, 11.6 ft. height
 RV Garage: 19.6 x 38, 16 ft. height





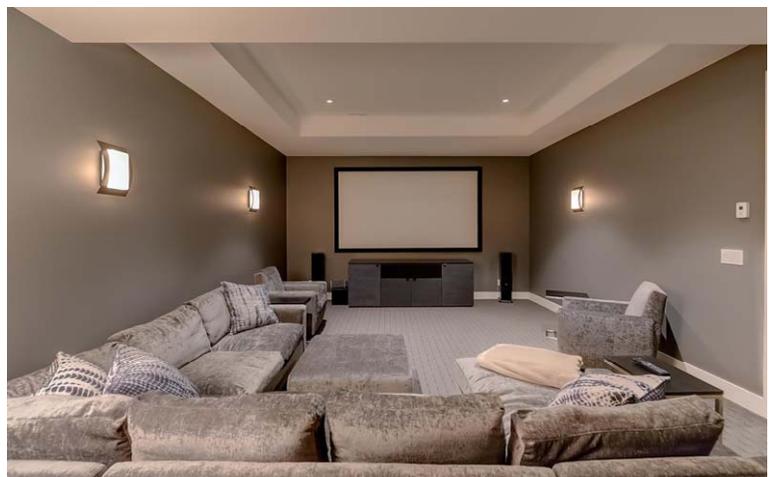
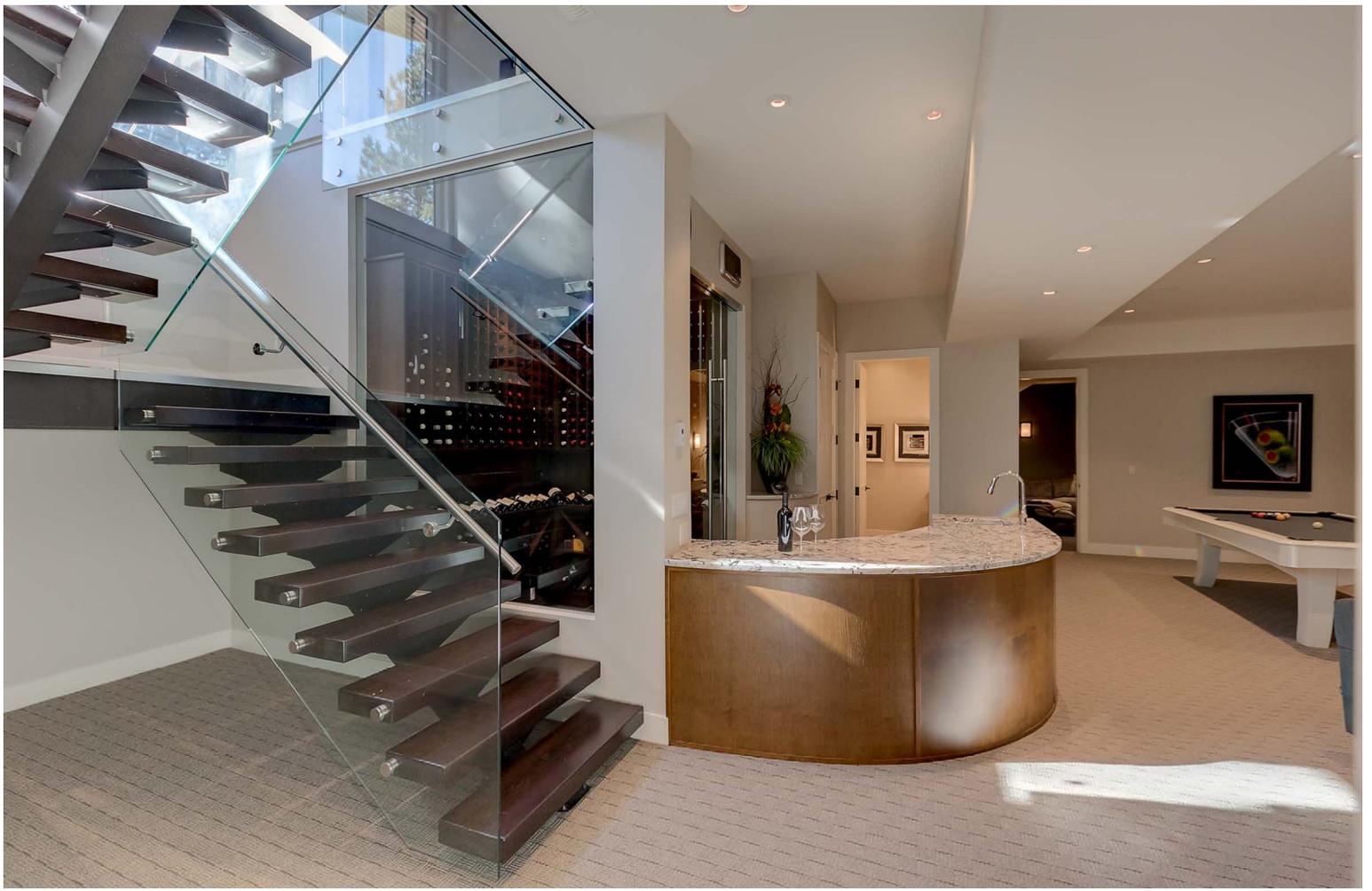


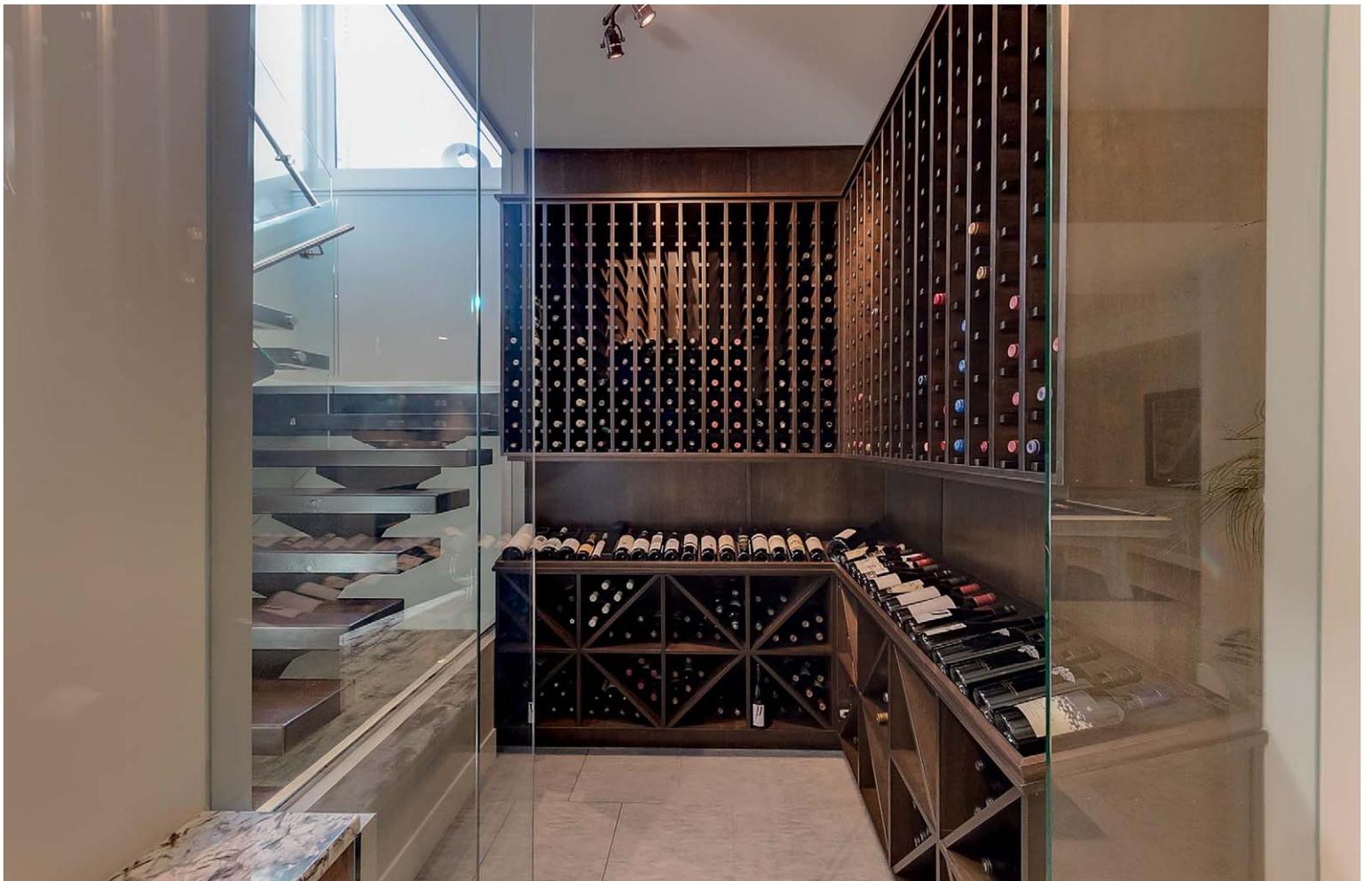














Detailed Information

Exceptional Features

- Lake view estate home set privately on 2.05 acres.
- This new, elegant modern masterpiece showcases stunning views of Okanagan Lake and your own vineyard through floor to ceiling walls of glass.
- Enjoy the ultimate in privacy, seamless indoor-outdoor living and state of the art spaces to entertain in the heart of Upper Mission and Wine Country.
- Walk next door to Summerhill Winery or drive minutes to the beach, golf, restaurants and shopping downtown.
- Architectural masterpiece with clean lines and modern minimalist styling, Carl Scholl design
- 5558 sq. ft. home with 4 bedrooms & 7 baths
- Gated entry leads to heated triple and single garages plus a RV garage
- Ample parking
- Professionally landscaped grounds include tiered landscaping with mature trees and shrubs
- Extensive use of Kettle Valley landscaping rock lining the driveway
- Heirloom Custom Builders complete rebuild of the pool and patio in the summer of 2015, at an approximate cost of \$ 1,200,000
- Geotech done, back yard and previous pool completely demolished and rebuilt on native soil
- New natural flagstone patio and generous lounging area, 3700 sq. ft. with 200 sq. ft. IPE wood deck
- Landscape lighting, irrigation to planters, sound system
- Spectacular “negative edge” salt water pool with the lake as your backdrop!
- 20 x 40 ft. salt water concrete pool, inviting blue tiled, LED lighting, automatic cleaner, cartridge filtration system
- Hot tub with IPE wood surround, an exotic hardwood with low maintenance and proven to last in extreme hot and cold climates
- New pool house, 200 sq. ft. - full 3- piece bathroom and change room, walk-in shower, tile floor, quartz surface counter and pool mechanical room
- Contemporary dining pavilion, pergola with powder coated aluminum with Corten steel panels
- Outdoor BBQ area Kettle Valley stone surround, sink, quartz surface counter

- This poolside setting is the perfect “oasis” to escape the outside world and enjoy the lake views enhancing “resort style” living every day!
- Upon entry the walls of glass embrace the views of the pool, lake, city, mountains and beyond.
- Interior design, furnishing and finishing done by professional design firm - Nicole Begrand-Fast, Begrand Fast Design Inc.
- Interior and exterior living spaces blend taking advantage of the captivating setting
- Soaring ceiling height features wood finishing extends to the exterior
- Lower level features a wine room, media room and games room
- Each of the main floor bedrooms complete with ensuite bathrooms
- Granito Bianco tile flooring in the main living area
- Quality wool carpeting
- Wire brushed solid oak plank flooring
- Solid wood doors throughout, oversized height
- In floor radiant hot water heating, 2 air conditioners, forced air for the cooling system, Aprilaire components, thermostats in each room
- 2 hot water tanks
- Cat 5 wiring
- Control 4 automated security, lighting and sound system
- Back up generator on site

Entry

- Gated entry to this magnificent private lakeview acreage
- Aggregate driveway lined in mature trees with Kettle Valley rock landscaping
- Covered front entry leads to main foyer
- Solid wood door with stainless steel inserts and glass side panel
- Wood lined ceiling extends from the foyer through the great room to the exterior drawing attention to the lakeview
- Floating solid wood staircase to the lower level with stainless dowels and seamless glass railing and stainless banister

Mud Room/Laundry Room

- Granite counters, washer and dryer
- Upper and lower level cabinetry and full wall pantry with pull out shelving

Detailed Information

Great Room

- Dramatic open design, main level living with the great room, dining room and kitchen
- Modern linear gas fireplace framed in stainless steel, flanked by shelving
- Glass sliding walls – “stack back glass panels” - provide uninterrupted views of the pool and Okanagan Lake beyond
- Transom windows above further adds to the seamless outdoor experience and brings the expanse of the sky into the home
- Tile flooring

Kitchen

- The centre of the home is the kitchen, ease of access to the dining, living and outdoor spaces
- Oversized Brazilian granite island, seating for 5 people
- Abundance of cabinetry with upper frosted glass cabinets, recycling bin pull outs
- Wood cabinetry with white lacquered finish plus wood grained cabinetry compliments the granite tones
- Under cabinet lighting highlights the new tiled glass backsplash
- 2 ceramic sinks
- Custom hood vent with unique concrete detailing
- High end appliances including Thermador 6 burner range with griddle and down draft vent

Dining

- 15 ft. sliding wall system extends the dining area to the outdoors
- Vaulted ceiling with transom windows above the sliding door
- Recessed niche for hutch with lighting
- Custom “Bocci” round pendant light fixture, a definite focal point, adds an elegant and unique decorator touch

Master Bedroom

- Majestic main floor master bedroom! 2 picture windows and glass sliding doors create an open, airy, sun dappled space
- Perfectly located away from the other bedrooms creating a private oasis
- Stunning lake, city and valley views
- Linear gas fireplace with convenient, component storage underneath
- Window drapery with auto opening/closing

- Large walk in closet features custom shoe organizers and built in dressers

Luxurious Ensuite Bathroom

- Includes motion sensor lighting, marble counters, soaker tub with Riobel fixtures and wand shower, seamless steam shower with 2 shower heads and bench, bidet. Wall sconce lighting, recessed lighting, 2 windows

Office

- Main floor office features sliding glass doors to the exterior pool area plus a corner window
- Flooded with natural light and endless views of the lake
- Hardwood flooring

Bedrooms

- King sized main floor master bedroom
- #2 bedroom on main floor, sliding glass door to patio, walk in closet, carpet, recessed lights and 4-piece ensuite bath
- #3 bedroom on main floor features a walk in closet and 4-piece ensuite bath
- #4 bedroom on main floor, lake view, sliding glass doors to pool, walk in closet, 4-piece ensuite bath, tile floor with auto lights, vanity cabinet with granite counter

Bathrooms

- 2-piece powder room, black onyx granite, glass vessel sink and mosaic tiled backsplash to the ceiling and surrounding the mirror
- 6-piece master bedroom ensuite bathroom
- 4-piece ensuite on main
- 4-piece ensuite on main
- 4-piece ensuite on main
- 3-piece guest bathroom on lower level, granite counters, vessel sink and seamless shower, tile floor
- 3-piece bathroom in the pool house, walk in shower, quartz surface counter

Lower Level

Family Room

- Lower level family room, carpet, tray ceiling, built in sound
- Wet bar with tiled backsplash, complete with dishwasher and beverage refrigerator
- Seamless glass temperature controlled wine room, sensor lighting



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