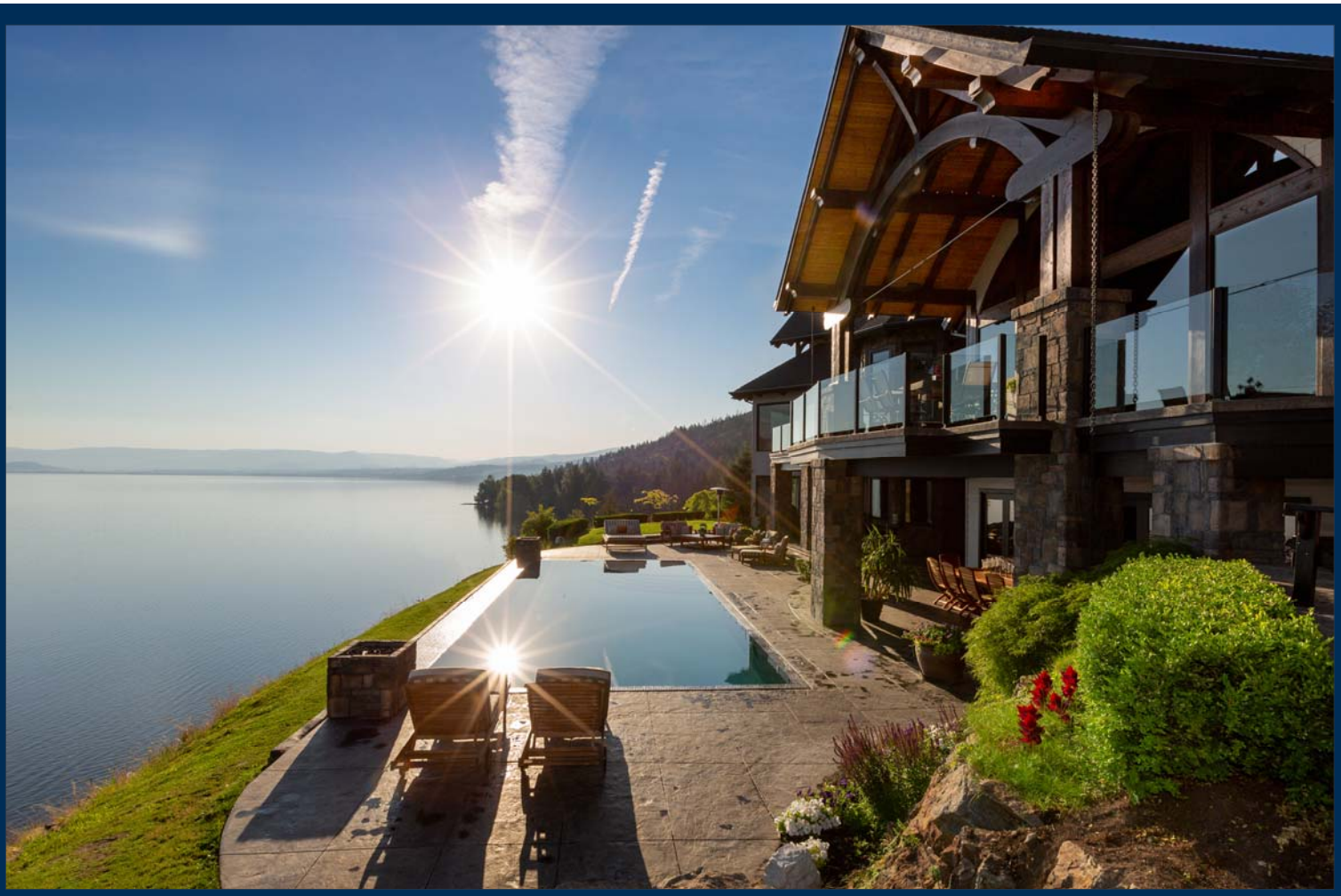
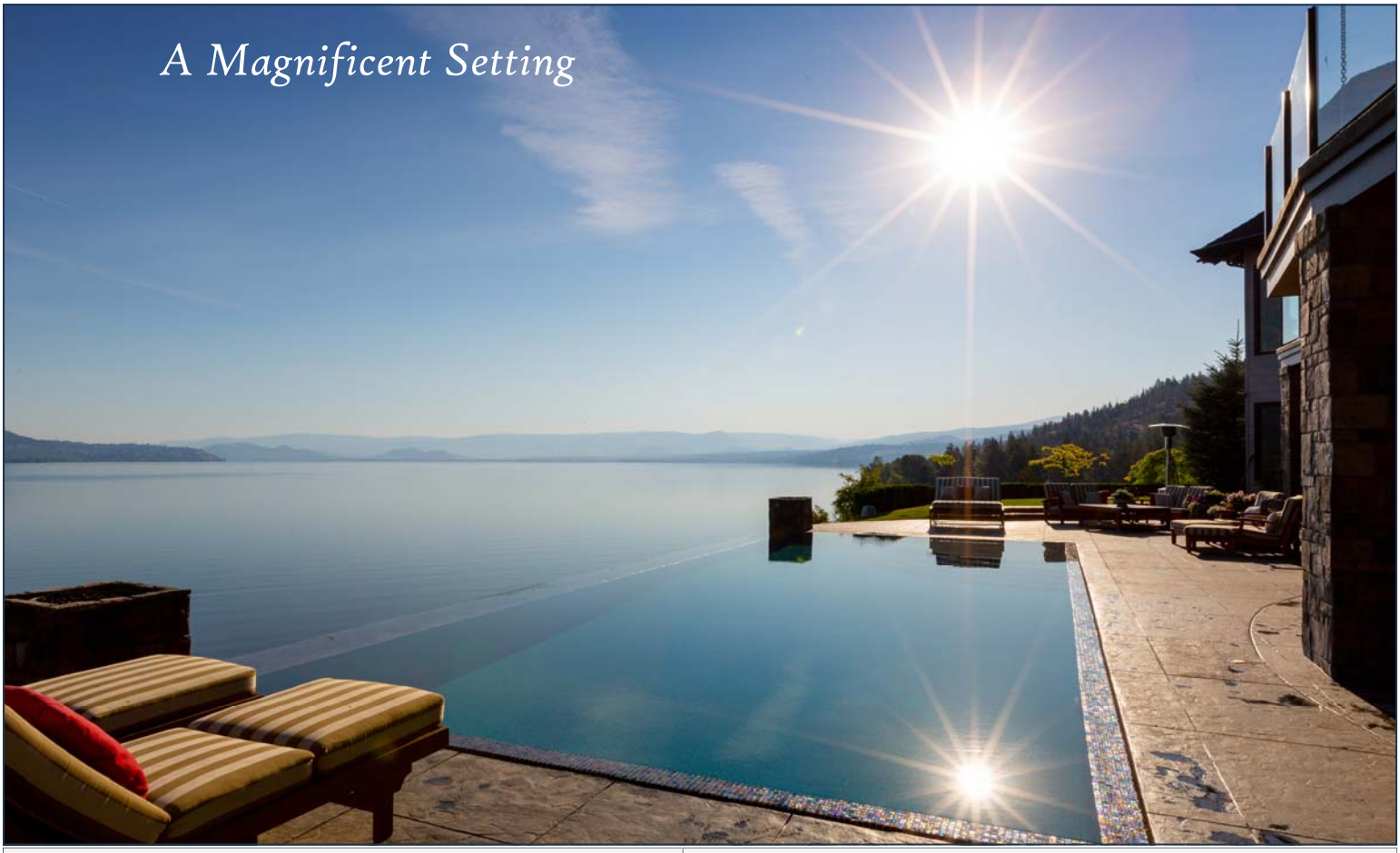


Proudly Presenting

6620 Lakeshore Road

JANE HOFFMAN
REALTY



Features at a Glance
Lot size: 16.60 acres, 345 ft x 2150 ft with approx. 345 ft of water frontage
Age: Built in 2007
Finished Area: 12,794 sq. ft.
Main: 5850 sq. ft.
Above Main: 1344 sq. ft.
Below Main: 5600 sq. ft.
Exterior: Hardie Board, Stone
Roof: Asphalt/Fiberglass Shingles
Garage: Attached, heated triple garage
Heating/Cooling: Geothermal forced air
Fireplaces: 4, gas, wood
Water: Lake Intake
Sewer: Septic tank and field system
Bedrooms: Five
Bathrooms: 7, five full and 2 two-piece bathrooms

Inclusions: Appliances, 3 Asko stainless dishwashers, panelled Kitchen Aid refrigerator, Professional Viking 4 burner gas stove and grill, Viking hood vent, Kitchen Aid ice maker, Kitchen Aid refrigerator, Kitchen Aid microwave, Avanti beverage refrigerator, Gaggenau steamer, Kitchen Aid warming drawer, Kitchen Aid washer and dryer
Salt water bromine hot tub
All gym equipment in the exercise room, excluding the hyperbaric chamber

Room Sizes - Main Level
Living Room: 28 x 29
Dining Room: 16'6 x 17'5
Kitchen: 16'10 x 17
Foyer: 15 x 27
Master Bedroom: 19'5 x 20'9
Bedroom: 14 x 14'6
Bedroom: 14 x 14'8
Ensuite: Full
Bathroom: Full
Bathroom: Full
Garage: 26 x 33'6

Room Sizes - Upper Level
Bathroom - Half: 12 x 21'8
Den / Office: 12 x 21'8
Bedroom: 14 x 14
Bathroom: Full

Room Sizes - Lower Level
Games Room: 20'7 x 34'2
Wine Cellar: 13'3 x 15'2
Gym: 16'4 x 32'2
Media Room: 18'6 x 22'10
Bedroom: 13'9 x 18'6
Bathroom: Full
Bathroom: Half
Storage: 21'2 x 30

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.

34
34
8

GAME OF THRONES

Detailed Information

Exceptional Features

- Set amongst the trees and rolling hillside on the south end of Kelowna BC this extraordinary waterfront residence is a peaceful oasis in the heart of nature
- Perched above a private swimming cove and overlooking the water, the setting is as impressive as the house itself
- Over 16 acres of secluded privacy with approx. 345 ft. of lake frontage
- Fully irrigated and upper portion of property could easily be fenced for horses and level space for barn
- The spacious home is about finding harmony between luxury and nature
- Borders on Okanagan Mountain park with miles of hiking and biking
- Commanding views of Boucherie Mountain and the night lights of Peachland
- Douglas fir timber frame beam construction, custom built by award winning Edgecombe Builders, design by Lee Mullins
- Hamill Creek supplied the kiln dried fir timber beams throughout
- Custom wood windows and 8 ft knotty alder interior doors, wide fir wood baseboards, fir trim
- Heated tile floors
- Stamped concrete with inset lighting surrounds an infinity salt water pool complete with cascading jet streams
- Negative edge salt water pool with water features and spouts
- Lakeside pool deck features a sitting area with Sunbrite television with special screen coating and 6 person hot tub, stamped concrete decking
- Licensed boat dock with electric lift for 25 foot boat or 10,000 pounds, no maintenance Trax decking
- 2 buoys estimated set at 50 feet in depth
- Tennis court doubles as a hockey rink in the winter allowing both summer and winter activities, “plexapave” finished surface
- Truly a green home provided by the professional mechanical system, Eneready Heat Recovery system, inline Novateck filtration and softener, Trojan ultraviolet light, 6 electrical panels, Crestron Automation system, 32 audio zones, Honeywell humidifier, instant hot water, 4 hot water tanks, geothermal pool, 11 zoned irrigation
- Geothermal system, high velocity forced air
- Illumination throughout the home consists of wall sconces, beautiful chandeliers and brighter work selection from inset lighting
- Exterior finished in Hardie Plank, wood soffits, extensive use of Castle Rock
- Triple garage parking, additional parking available
- 16 holes in the driveway, geothermal looped with ambient water temperature
- Mudroom off garage with custom built in lockers and walk in closet for more storage
- Interior of the garage is finished with “gladiator” cabinets, complete with a full work bench, fridge
- Located in kitchen is partially finished dumb waiter that descends to lower level

Entry

- Private gated entry, meandering drive illuminated by landscape lighting inset into box wood hedges
- Cascading waterfall in front courtyard is sure to impress
- Beamed roof structure extends from the main entrance over paving stone driveway
- Tumbled travertine with an artisan eagle motif inlay at front door
- Custom reclaimed fir solid wood double door with a transom window that reaches the 26 ft ceiling height
- Show stopping view immediately upon entry
- Grand foyer opens to all main living spaces defined by tumbled travertine tile

Great Room

- Floor to ceiling windows provide a seamless view of lake and mountains
- Traditional wood fireplace finished in slate, convenient inset nook for media components and speakers for the surround sound experience

Detailed Information

- Additional 2-way gas fireplace to the kitchen completed in slate with gorgeous wood mantle that matches the timber beamed ceiling
- Entertainers delight is provided by the custom built leather seating bench that borders the sunken great room
- Cabinets under seating bench, great to store games, or decorations for the changing seasons
- Glass door off great room access the covered lakeside deck

Kitchen

- Carolyn Walsh designed kitchen
- Visually prominent and blends perfectly with the rest of the home
- Mixture of design elements in this expansive room adds dramatic impact
- The main wall cabinets are knotty alder, dark walnut stain while upper cabinets have glass display units, cabinets to the ceiling with crown mouldings, soft close drawers
- Under cabinetry lighting highlights the tumbled travertine backsplash and pendant chandelier illuminates the raised eating island
- Large chimney hood on the rear wall is another distinctive feature with professional Viking vent
- This kitchen encompasses two islands both designed with furniture appeal
- The work island features a wet sink and built in Gaggenau steamer
- The second island incorporates a bar top and has room for six people
- Under the light the Brazilian “Matrix” granite countertops sparkle with flecks of metallic sheen
- Water is roughed in for future coffee bar, also wired for dumb waiter
- Large pantry with lots of open shelving for storage, travertine, cabinetry and motion sensor lighting

Dining Room

- The formal dining room is characterized by rich colors and dramatic beamed walls and ceilings
- Custom built in cabinetry with convenient Avanti wine refrigerator
- Floor to ceiling windows with captivating views of front courtyard and waterfall
- Wrought iron chandelier with frosted glass casts a soft hue to the dining room

Office

- Stunning lake views from the main floor office.
- Inset wall shelving and custom built in desk

Master Bedroom Suite

- Breathtaking with private access to lakeside deck and stunning lake view beyond
- 3 way gas fireplace acts as the separation to the luxurious ensuite
- At the foot of the master king sized bed is a pony wall that features a hidden TV with remote
- The ensuite bathroom showcases an exquisite Maax air jetted tub, his and hers sinks, seamless shower with 2 shower head and privacy toilet
- Spacious walk in closet with built in organizers, custom vanity
- The suite comes complete with washer and dryer

Bedrooms

- King sized main floor master
- 2 additional main floor bedrooms
- Lower level guest room with full ensuite bathroom
- One bedroom nanny suite

Bathrooms

- 2 piece powder room, main level, finished in furniture styled cabinetry with unique glass vessel sink
- Two 4-piece ensuites attached to 2 of the main floor bedrooms, Desert Sand slate floor, slate counters
- 2 piece powder on lower level , off the exercise room, with another unique artisan glass vessel sink
- 4 piece lower level guest ensuite with deep soaker tub
- 4 piece bathroom, lower level, steam shower, 2 sinks, separate toilet, tumbled travertine floor
- 4 piece upper level bathroom just off mezzanine, nanny or guest quarters

Play Room

- Upper level accessed through office
- Completely functional indoor ball hockey space complete with penalty boxes
- 15 foot ceiling height and laminate flooring for easy clean

Detailed Information

Family Room
- Descend the curved stairway to the family room
- Nana doors open to the pool and outdoor living space creating a seamless transition from indoors to outdoors
- 2 way wood fire place is shared with the games and lower bar
- Coffee stained custom fir wood feature wall complete with mounted Toshiba television
- Convenient built in cabinetry

Games Room
- Large games room, room enough for poker table and full sized pool table
- Runco television
- Open to bar that opens to outdoor lakeside patio
- 3 person raised bar with open shelving and sink
- Two beverage fridges, Kitchen Aid ice maker, Asko dishwasher, Kitchen Aid microwave

Media Room
- Double doors to enter for a complete movie experience
- Tiered layout with 9 chairs, illuminated by wall sconces
- Stewart film screen, Runco projector, JBL audio and Crestron touch screen controls it all

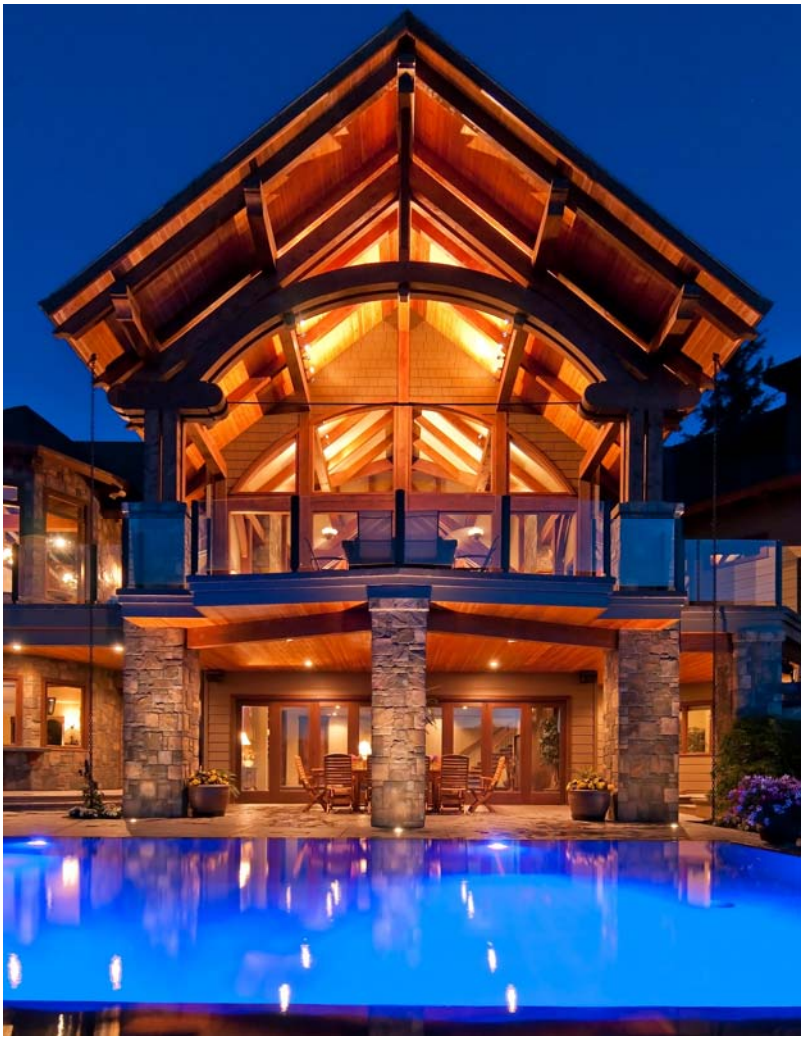
Exercise Room
- Inspiring gym space surrounded in walls of glass with lake as your back drop
- Professional gym rubber matting flooring
- Infrared sauna, Precor Elliptical, Life cycle treadmill and bike
- Exit to pool area for a refreshing cool down

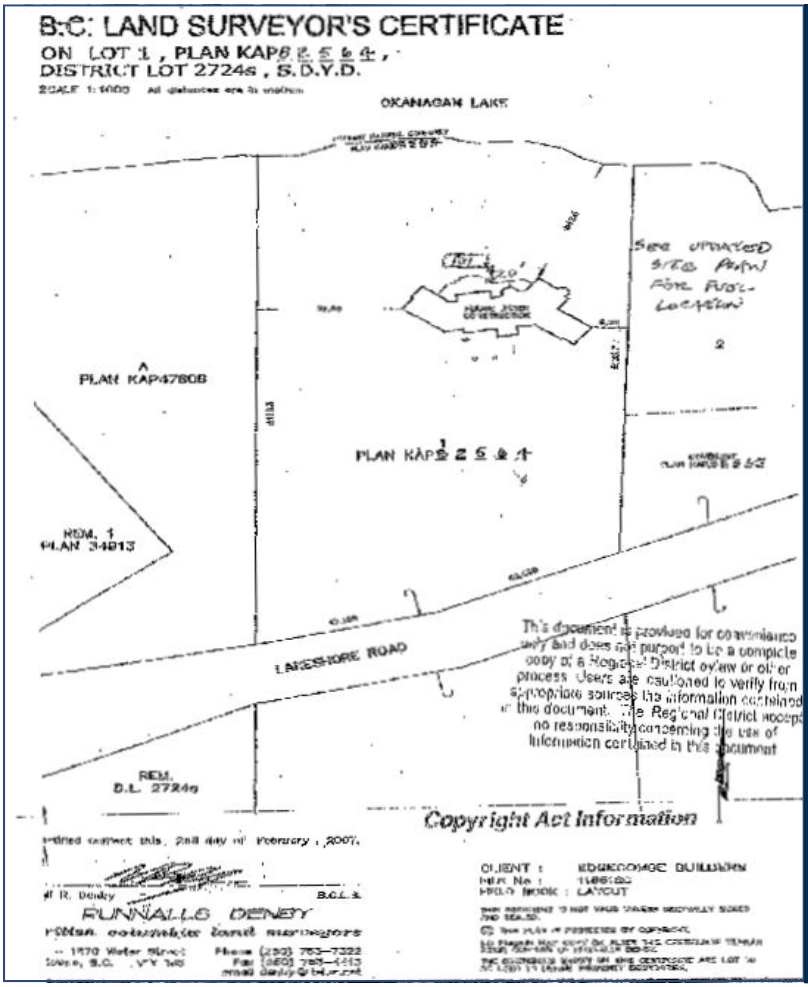
Wine Room
- Amazing wine room features full sitting space, counter and cabinets for beverage glass storage
- Temperature controlled wine storage accessed by glass door with side panels, interior spectacularly finished with wine barrels and cedar shelving for additional storage

Upper Level Office
- Just off the upper mezzanine that overlooks the kitchen is another 2-way gas fireplace that is shared with the lakeside office
- Distressed wood flooring features electrical outlets for office equipment, wood paneled walls
- Private deck gives views of outdoor pool and lake

Nanny/Guest Suite
- Located over the triple garage and features its own private entrance
- 1 bedroom suite with stunning lake views, 2 closets
- Independent air conditioning and heating unit
- Partial kitchen appliances include Kitchen Aid refrigerator and microwave

Laundry - Main Level
- Cabinetry surrounds top of the line Kitchen Aid washer and dryer
- Wash sink





Kristy Huber Jane Hoffman

JANE HOFFMAN
REALTY

Telephone: 250-860-7500
Email: jane@janehoffman.com
Website: janehoffman.com

COLDWELL BANKER

GLOBAL LUXURY