



One of a kind lake view home with private yard in prestigious neighbourhood of Upper Mission. Architecturally inspiring home radiates warm, modern sophistication. This .46 acre hidden jewel is set behind a private gate with lush landscaping and manicured boxwood hedges. Tasteful and stylish renovations received a Tommie Award for design. Italian porcelain tile, marble, quartzite, granite, stone, espresso stained cherry wood, stainless steel and clear fir elements throughout the home. Flagstone surrounds the pool and extends to the stainless steel 14-person island barbecue area. Entertain with ease!

Proudly Presenting

343 Phoebe Court



JANE HOFFMAN
GROUP



Features at a glance:

Lot size: 0.46 acres, 88 ft. x 285 ft.
 Age: Built in 2001, substantially renovated in 2011
 Finished Area: 5462 sq. ft.
 Main: 2998 sq. ft.
 Above Main: 1232 sq. ft.
 Below Main: 1232 sq. ft.
 Bedrooms: 5
 Bathrooms: 5 full bathrooms
 Garage: Attached oversized triple garage
 Exterior: Hardie Board, Stone
 Roof: Cedar Shake
 Heating: Natural gas forced air, in floor electric heat
 Cooling: Central air conditioning
 Fireplaces: 6 gas fireplaces
 Water: Municipal
 Sewer: Septic tank and Field

Inclusions: Sub Zero refrigerator, custom ordered with glass door, 2 Kitchen-Aid built in wall ovens, Panasonic microwave, Bosch full sized Dishwasher, 2 Fisher Paykel drawer dishwashers, Frigidaire ceramic cook top, Silhouette beverage refrigerator at coffee station. Kenmore washer and dryer. Kitchen-Aid refrigerator with water and ice maker in the laundry room, GE dishwasher in lower level bar, Premiere refrigerator in lower level bar

Exclusions: Commissioned light fixture over kitchen island and commissioned light fixture over piano in eating nook, all artwork, garden sculptures

Room Sizes – Main Level

Living Room: 16.1 x 18.1
 Dining Room: 12.8 x 15.11
 Kitchen: 14.4 x 15
 Eating Nook: 8.6 x 16.4
 Master Bedroom: 17 x 26.5
 Full Ensuite Bathroom: 18.1 x 13.2
 Den/Office: 16 x 10.1
 Sun Room Dining: 15.9 x 11.11
 Sun Room Sitting: 13.7 x 16.4
 Laundry Room: 16.7 x 9.1
 Full Bathroom: 6.2 x 6.5
 Entry: 7.5 x 9.1

Room Sizes – Upper Level

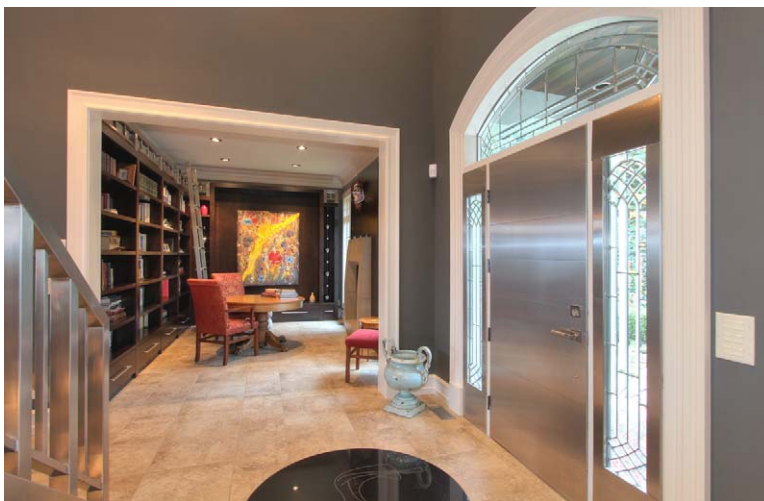
Bedroom: 19.1 x 12.1
 Bedroom: 14.1 x 15.1
 Bedroom: 14.1 x 12.1
 Bedroom: 16 x 11.9
 Full Bathroom: 11.5 x 6
 Full Ensuite Bathroom: 7.9 x 6.5

Room Sizes – Lower Level

Wine Cellar: 7.7 x 8.1
 Bar Area: 16.11 x 13.1
 Media Room: 16.6 x 14.1
 Full Bathroom: 9.2 x 6.2

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.





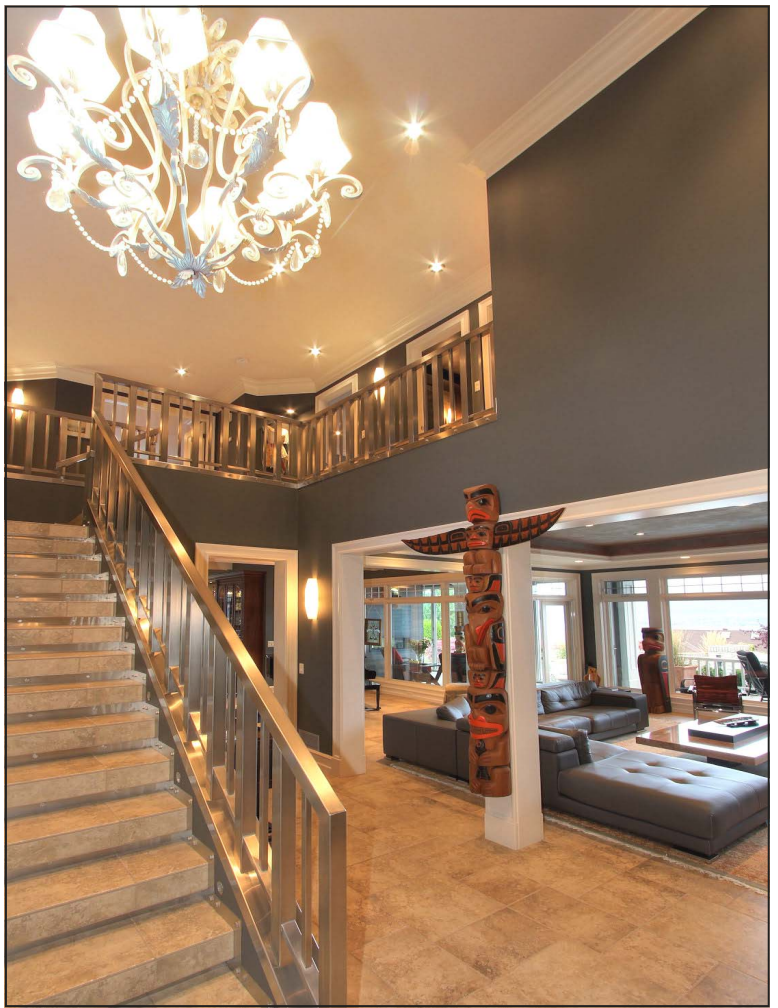
















Detailed Information

Exceptional Features

- Lake view home that bridges the gap between style, warmth and ingenuity
- Award winning home with the perfect blend of modern elements with natural materials
- Set on large .46 acre property that has been professionally landscaped to create the ultimate in privacy with mature trees and shrubs
- A large Ultra Violet pool features a cascading water feature, brand new liner, winter child safety cover
- A 300 ft. Tindall stone privacy wall borders the entire west side and within this structure a waterfall cascades into the pool
- Flagstone pool decking extends to the 14 person custom built outdoor kitchen. Brushed stainless steel counter surrounds the “Vermont Castings” Barbeque
- Peaked roof lines with dormers, stainless steel eaves troughing in conjunction with the clear fir lined soffiting and Hardie Board siding provide a pleasing esthetic
- All Nana doors have sliding infinite screens
- Reverse osmosis filtered water by Culligan
- Whole home water conditioner softener
- UV water treatment for hot tub
- Navien instant hot water system is also hooked up to hot tub
- Electric awnings in sun room
- Large pool house with storage and access to 16 zone irrigation panel
- Custom stainless steel hot tub easily seats 14, easy access to hot tub, the lid opens with a unique stainless steel pulley system
- Heated garage, 42.6 x 22'10 with man door to dog run
- 200 amp service in garage
- Built in vacuum with kick plates
- Flood sensors are behind every toilet and sink within the home

Entry

- Quiet cul-de-sac leads to stainless steel gated entry
- Concrete driveway lined in manicured boxwood hedges
- Oversized triple garage features opaque glass doors providing abundant natural light
- Flagstone walkway to covered main entrance
- Beautiful entry accented perfectly with stainless steel door flanked by beveled glass side panels

- Soaring 19 foot ceiling height showcases the chandelier from “Fine Art Lamps of New York”
- Polished Italian Porcelain tile with circular quartzite inlay
- Stunning lake view from the foyer through the great room

Office/Library

- Spacious office features custom wall to wall built in shelving
- Upper shelving is accessed by a sliding stainless steel ladder
- Cherry wood with espresso stain millwork
- Custom cast concrete fireplace adds warm ambiance to the room
- 2 large windows flank the fireplace with views to the front courtyard

Great Room

- Extensive use of glass showcase the back yard oasis and frame the lake view
- Quartzite surrounds a oversized linear fireplace, stainless steel accents and custom shelving complete this stunning feature wall
- Unique Venetian finished ceiling is further highlighted by mood lighting
- Sliding glass doors open to the inviting Sun Room/Lanai

Sun Room/Lanai

- Nana sliding doors create a seamless transition to the outdoors
- A two-way fireplace defines the casual sitting area from the casual dining area
- A clear fir ceiling in conjunction with the fireplace provides a warm inviting space
- Fully insulated and heated, top of the line windows
- Enjoy watching the sun set over picturesque Mt. Boucherie

Kitchen

- Generous sized kitchen with easy flow to dining, nook and great room
- Island with 3 inch Quartzite counter that extends down both sides to the floor
- Ample wood cabinetry including a custom built in dining hutch complete with lighting
- The linear mosaic backsplash design creates a stainless steel and velvet effect
- Under counter lighting

Detailed Information

- Over the island is a commissioned lighting fixture that is not included (All wiring prepped for pendant lighting if desired)
- Large walk in pantry keeps the kitchen organized. Custom built in cherry, open shelving with the ability to hold large appliances
- Venetian finished ceiling defines the kitchen, consistent with the great room ceiling design
- Convenient coffee bar with counters, sink and cabinetry

Formal Dining Room

- Situated just off entry with easy access to the kitchen
- Inset arched wall features one of the many fireplaces in the home
- Floor to ceiling window with park like views of the front yard
- Venetian finished ceiling is highlighted by the stunning modern glass chandelier

Informal Dining Room

- Situated pool and lake view side, positioned adjacent to the sun room, defined by the shared 2 way fireplace
- This dining area opens seamlessly to the outdoor pool deck; dine in or out by opening the Nana sliding doors
- Flagstone flooring flows thru the room and extends to pool decking. A few steps down to pool

Master Bedroom

- King sized master suite set in its own wing on the main floor
- A stunning feature of the room is a section of the ceiling that is clear fir stained wood that extends down and surrounds the gas fireplace that is framed in tile, beautiful wall sconce lighting completes the design
- Nana doors with screen open to outdoor stainless steel custom hot tub
- Private spa like retreat in the ensuite bathroom
- Double Air Maax jetted tub surrounded in marble and illuminated by sconces with natural light from surrounding windows with shutters
- 2 Separate vanities are set at different heights for ease of use, convenient vanity counter
- Ample cabinetry with crystal pulls
- Walk in shower complete with body jets, rain shower head and bench seating

- Large walk in closet with custom organizers, glass displays, full length mirrors and Quartzite Island
- Convenient shoe closet with slanted cherry wood shelving

Bedrooms

- Luxurious main floor master bedroom
- 2nd bedroom is situated at the front of the home on the upper level and features Romeo and Juliet balcony. Views to front yard and mature landscaping. Fabric and glass wall sconce. Ensuite bathroom.
- 3rd bedroom is situated on the lake view side of the upper level. Bayed nook with windows create a bright interior
- 4th bedroom is also situated on the lake view side of upper level. Relax and enjoy the lake views from the custom built window bench seating

Bathrooms

- 3 piece main floor guest bathroom, quartzite counters, shower with seating bench
- 5 piece main floor master suite bathroom
- 3 piece ensuite attached to bedroom #2, walk in shower
- 3 piece upper level bathroom features fully tiled walls, fir ceiling, Pharo shower system
- 3 piece lower level bathroom with freestanding porcelain sink and shower

Upper Level Office/Bedroom

- Located off upper level mezzanine that overlooks the foyer and south mountains
- Spacious and cozy office could easily be another bedroom if desired

Lower Level

- Open concept lower level family room and wet bar
- 4 person raised bar features Golden Beech Granite, wainscoting, sink, beverage refrigerator, cabinetry with upper glass displays
- Family room is set in front of a fireplace, polished tile surrounds fireplace with media above. This space is defined by the clear fir stained wood ceiling.
- Adding to the charm of this room is the Okanagan stone feature wall

Detailed Information

Wine Room

- Traditional barrel style oak door access the wine room
- Ample cedar storage shelving

Media/Storage Room

- Originally this room was designed for the home theatre
- Currently used as a storage room





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