



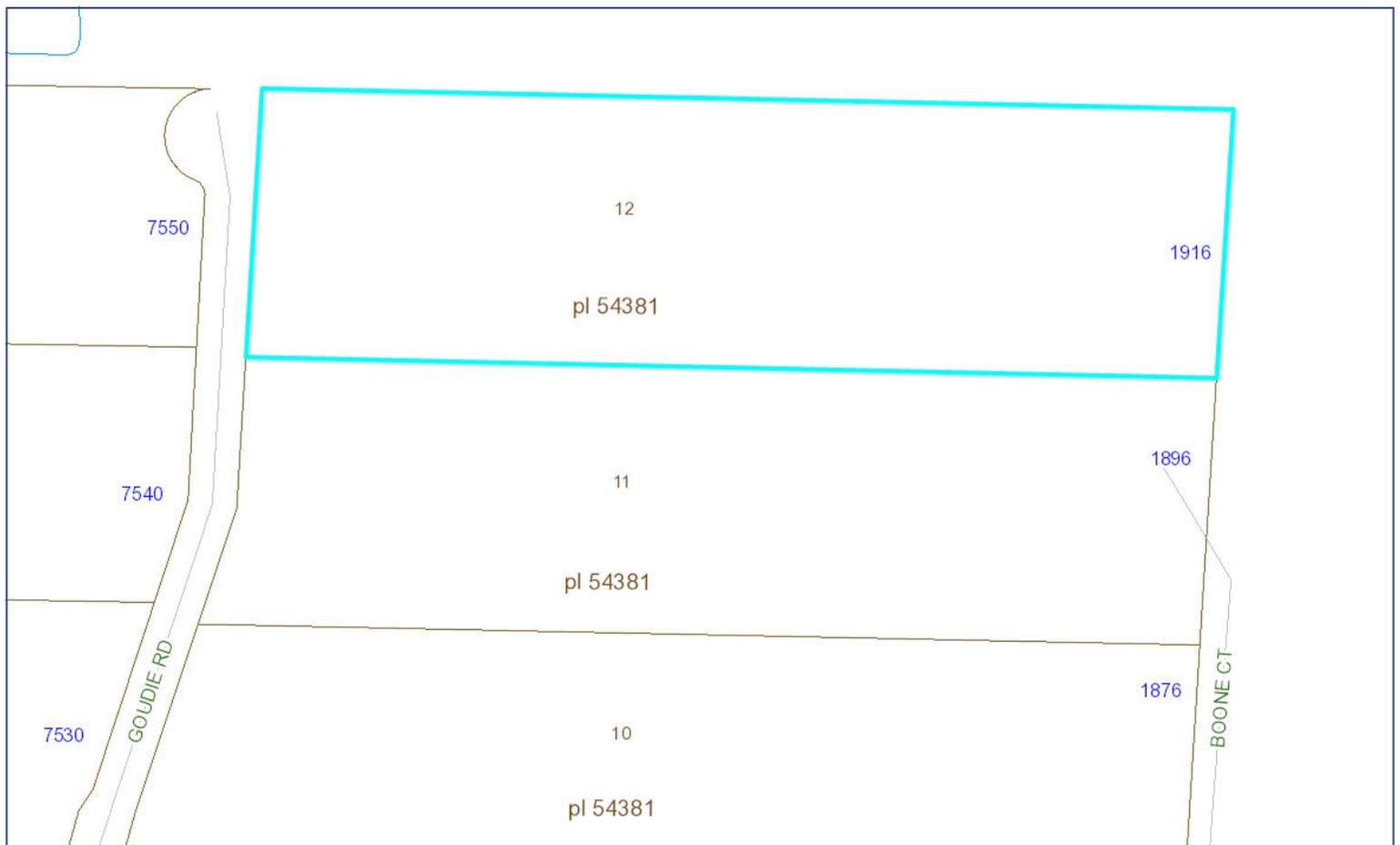
Privacy and seclusion on 9.8 acre property opening directly onto Crown Land with trails and access to unlimited recreational opportunities. Extraordinary chalet-styled post and beam home, superbly constructed, blending the interior with the natural exterior setting. Wide open design, walls with extensive glass, soaring ceiling height, oak flooring and 2 fireplaces. Great room rises to 24 feet, 2 way gas fireplace, open to dining and access to generous sized deck. Home is located a short 10 minute drive to all amenities and lies 40 minutes to one of Canada's premier skiing resorts Big White.

*Proudly Presenting*

1916 Boone Court



JANE HOFFMAN  
GROUP



### Features at a glance

Lot size: 9.8 acres  
 Age: Built in 2010  
 Finished Area: 5052 sq. ft.  
 Main: 1608 sq. ft.  
 Above Main: 1608 sq. ft.  
 Below Main: 1708 sq. ft.  
 Garage: Detached double  
 Attached Carport: Single  
 Bedrooms: 3  
 Bathrooms: 4 full bathrooms  
 Exterior: Hardie Board  
 Roof: Metal  
 Heating: Mixed, electricity, propane  
 Fireplaces: 2 fireplaces  
 Water: Well Water  
 Sewer: Septic tank and field

**Inclusions:** Kenmore ceramic top stove, refrigerator, dishwasher, washer, dryer

### 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

#### Level 1

Living Room: 16.3 x 13  
 Dining Room: 16 x 13  
 Kitchen: 19 x 19  
 Bathroom - Full: 8.6 x 7.2  
 Bedroom: 16.2 x 14

#### Level 2

Loft: 34 x 7.6  
 Master Bedroom: 20.8 x 11.8  
 Ensuite - Full: 12.10 x 10.7

#### Level 3

Bedroom: 16 x 12  
 Bathroom - Full: 10 x 5  
 Den / Office: 15 x 8

#### Entry Level

Foyer: 17 x 16  
 Family Room: 34 x 17  
 Den / Office: 16.2 x 14.2  
 Bathroom - Full: 8.6 x 7.2







## Exceptional Features

- Amazing tranquil private setting on 9.8 acres boarding miles and miles of crown land.
- Home is situated at the end of a lane off of Goudie Road, an area of small acreages
- Located 40 minutes to one of Canada's premiere family ski resorts, Big White, and a 10 minute drive to shopping and dining.
- Post and beam chalet styled residence, traditional elements used on the exterior, wood siding and wood beamed accents.
- Lots of natural light provided by the abundant use of glass.
- Entertainers layout on the main level with three accesses to outdoor view decks, seamless transitions to bar, kitchen, great room and dining room.
- Water filtration system with in line filter.
- Floating staircase access to all levels.

## Entrance

- Pebbled drive leads to garage or single carport.
- Oak front door with glass inserts gives access to over-sized foyer.
- 9 foot ceiling height.
- Access to mechanical room.

## Family Room

- Generous sized family room with wall to wall windows.
- This area of the home could easily be suited.
- Inset trayed ceiling with mood rope lighting.
- A warm, inviting ambience is created by wood stove insert.
- Family room has a temporary partition that allows for a bedroom to be easily removed if needed.

## Games/Flex Room

- Open games room adjacent to three piece bath.
- Could also be office or studio space.
- Lots of natural light.

## Main Floor Living

### Great Room

- Soaring ceiling reaches 24 feet in height.
- Wall to wall glass rises all the way to the ceiling.
- The extensive use of glass in this room not only creates a bright environment but blends the exteriors naturally wooded area with the interior.
- Two way gas fire framed in tile defines and separates the kitchen and great room.
- A French door accesses the large view deck.

## Dining Room

- Open to great room and kitchen.
- Bayed window with lounging area.
- French door access to yet another huge deck for exterior dining.

## Kitchen

- Abundance of white cabinetry, soft close drawers and stainless hardware.
- Open to breakfast nook with French doors to deck.
- Upper glass display cabinets.
- Lovely frosted glass tulip pendant lighting.
- Convenient lowered counter.
- Butchers block island provides ample prep area.

## Bar

- Situated adjacent to kitchen and great room.
- Two way gas fireplace to great room.
- Wood counter top rest upon cabinetry that matches the kitchen.
- Full length mirror is the backsplash.

## Bedrooms

- Master bedroom retreat is located on the second level and incorporates an office or lounge area that overlooks great room below.
- Master bedroom features a spa-like ensuite with a jetted tub, steam shower and his and hers sinks.
- Two open additional bedroom within the home.

## Bathrooms

- Two three piece bathrooms.
- Four piece ensuite in guest bedroom.
- Five piece ensuite in master bedroom.







**Greg Dusik**

**Direct Phone: 250-869-2806**  
**Email: [gusik@coldwellbaner.ca](mailto:gusik@coldwellbaner.ca)**  
**Website: [gregdusik.com](http://gregdusik.com)**



**Kristy Huber**

**Jane Hoffman**

**Telephone: 250-860-7500**  
**Email: [jane@janehoffman.com](mailto:jane@janehoffman.com)**  
**Website: [janehoffman.com](http://janehoffman.com)**

