

Outstanding Modern Contemporary Home. Lots of natural light and outstanding views fill the home through the extensive use of glass throughout.

Large covered patio complete with hot tub, swim jet pool, built in barbeque, fire pit all leading to waters edge. Generous dock with boat lift, slide, lounging area and swim platform.

This masterpiece boasts 6602 square feet of modern day luxury. 8-person island kitchen, great room with easy access to all the outdoor lakeside amenities.

Play, relax in this premium waterfront home!

Proudly Presenting

1337 Green Bay Road



JANE HOFFMAN
GROUP



Features at a glance

Age: Built in 2006
 Lot size: 0.233 acre, 69 ft. x 174 ft. with 69 ft. of water frontage
 Finished Area: 6602 sq. ft.
 Main: 2478 sq. ft.
 Level 2: 2062 sq. ft.
 Level 3: 2062 sq. ft.
 Bedrooms: 5
 Bathrooms: 6
 Garage: 2 oversized his and hers garages
 Exterior: Stucco
 Fireplaces: 3 gas fireplaces

Mechanical: In floor radiant heat, boiler, 4 furnaces and 4 air conditioners provide full flexibility to maintain ideal living environment. All HVAC systems professionally maintained.

Inclusions:

Sub Zero refrigerator, 2 Jennaire dishwashers and Décor 6 burner gas stove
 Maytag washer and dryer
 Frigidaire refrigerator on 3rd level
 Swiss Grill

Room Sizes – Level 1

Den / Office: 14 x 15.2
 Media Room: 14 x 15.6
 Kitchen: 12 x 20
 Nook: 10.4 x 10.6
 Dining Room: 17.3 x 16.3
 Bathroom: Full
 Great Room: 20 x 19

Room Sizes – Level 2

Master Bedroom: 20 x 21.2
 Ensuite: Full
 Bedroom: 12 x 13.4
 Ensuite: Full
 Bedroom: 13 x 11
 Ensuite: Full
 Bedroom: 12 x 13.11
 Ensuite: Full
 Bedroom: 11.4 x 13 (no closet)
 Yoga/Flex Room: 11 x 13
 Craft Room/Library: 22 x 13.6

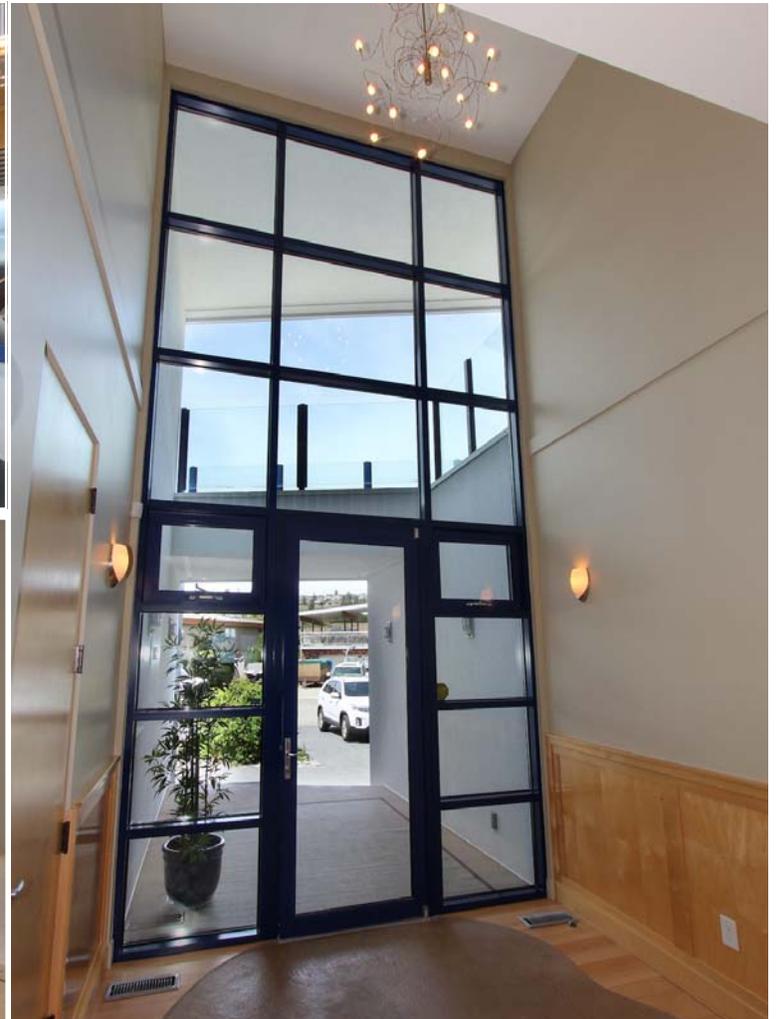
Room Sizes – Level 3

Gym: 17.3 x 32.6
 Bathroom: Full
 Media/Games Room: 23.11 x 13.8

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

- Outstanding contemporary architecture on the shores of Okanagan Lake
- Glass walls provide uninterrupted views of the picturesque lake and mountain panoramic views
- Immaculate with meticulous attention to the details
- Top of the line finishing with unique elements throughout
- Wide hallways and custom cabinetry throughout the home compliment the finishing on the floor and walls
- Level .23 acre property with 69 feet of shoreline
- Licensed dock with large lounging area, slide and electric boat lift
- Numerous outdoor living spaces on all levels to enjoy this idyllic setting. Total deck space of 3472 sq. ft.
- Lakeside enjoy the top of the line Swiss grill, ample counter/prep space
- Oversized patio complete with a swimming pool and hot tub. Pool from Precision Pool is designed to exercise against a current that is fully adjustable to any speed or ability
- A unique concrete storage area for items such as boat toys and patio furniture is located beneath the patio. A remote control activates the patio slab to lift and slide to the side, easy access to this large convenient storage space.
- Fully fenced rear yard with established privacy hedges, raised garden beds and expansive green space

Entry

- Lots of street appeal with strong linear lines in the architecture
- Paving stone driveway accesses his and her garages
- Stunning entry to the home through a glass door set in a wall of glass that rises from the floor to the 18'7 ceiling height
- Modern stainless steel chandelier accents the architecture of the grand entry

Main floor Casual Media Room

- Located adjacent to the open concept great room
- 2 large windows flank the custom built in media cabinet

Kitchen

- A large island takes centre stage in this beautiful, well planned kitchen
- Fresh deep water blue elements enhance the vacation feel of the home
- The design is all about proportion and provides a comfortable environment with a sense of airiness
- Maple cabinets perfectly accent the design of the space
- Silestone counters and tiled backsplash in deep water blue
- Stainless steel and glass pendant lights highlight the 8 person island
- Convenient for the cook are 4 wash and prep sinks
- Top of the line Professional Series appliances
- Pot filler over the gas stove
- A cozy eating nook just off the kitchen with custom built in bench seating and table
- Access to outdoor kitchen from this room creates easy flow for outdoor/indoor entertaining

Dining

- Enjoy large gatherings in this oversized dining room
- Large picture windows, a modern stainless chandelier casts soft lighting in the evening

Great Room

- A gateway to the outdoor lakeside oasis through the double sliding doors to exterior patio
- Truly blends effortlessly interior and exterior living
- A gas fireplace creates a warm interior ambiance and is accented beautifully with maple finishing

Main floor office

- Conveniently located just off the main foyer
- Large enough for a full desk system plus sitting area

2nd Level

- Wide, spacious hallways access all the rooms! Built-in cabinets line the walls and provide ample storage

Detailed Information

Master Bedroom

- Spectacular lake views from the master suite
- A custom built head board with flanking side tables are positioned in the centre of the room facing the lake
- A wall of windows and access to 2 private lakeside balconies
- Similar to the great room an oversized gas fireplace is framed in maple and is shared with private master bathroom
- Private ensuite features a steam shower, air jetted tub that borders lakeview windows, fireplace, glass vessel sink rests on silestone counters
- Large walk in closet with built in organizers

Bedrooms

- 3 additional bedrooms on this floor with double mirrored closets and private baths

Yoga /Flex Room

- Situated street side with views of rolling vineyards
- Sliding glass doors lead to balcony

Craft Room/Library

- Large office on second level features custom built in upper and lower cabinets complete with built in his and her desk areas
- On the opposite wall, built in shelving storage perfect for the home library
- Sliding glass doors lead to balcony

3rd Floor

- Upper landing mini kitchen, smoothie wet bar
- Cabinetry, quartz counters, sink and refrigerator

Gym

- The ultimate gym experience with outstanding top of the world views of the lake and mountains
- Glass from one wall to the other with sliding glass doors to huge deck complete with outdoor fireplace
- Professional gym matting on floor with inset electrical for the equipment
- 3 flanking mirrored walls

Media Room/Games Room

- Spacious 3rd floor media and games room positioned street side
- Custom built in media cabinet with upper and lower cabinets for component storage
- Pool table adjacent to media area
- Sliding glass doors lead to upper balcony

Bedrooms

- 3 bedrooms with ensuite bathrooms on second floor
- King sized master bedroom with ensuite on second floor
- Recreation room/spare bedroom, no closet

Bathrooms

- Three piece bathroom on main floor features glass vessel sink and frameless glass shower
- Four piece 3rd level bathroom, glass sink and quartz counters
- 3 Four piece ensuite bathrooms for 3 bedrooms on the second floor
- Four piece ensuite bathroom in master bedroom





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