



Modern Architecture that is inspired by its waterfront location. Superb use of visually pleasing natural materials and architectural elements.

Effortless transition to the pool and outdoor kitchen with Okanagan Lake just steps away.

Over 1000 sq.ft of exterior living leads to licensed boat dock and lift.

A guest home also on the property features 2 self contained suites.

This luxurious residence features unsurpassed quality, every detail carried out to perfection and the positioning to its waterfront setting is spectacular.

Proudly Presenting

4896 Lakeshore Road



JANE HOFFMAN
GROUP



Features at a glance

Age: Built in 2013
 Finished Area: 6777 sq. ft.
 Main Level: 2879 sq. ft.
 Upper Level: 1798 sq. ft.
 Lower Level: 2100sq. ft.
 Bedrooms: 4
 Bathrooms: 6, 5 full and 1 two-piece bathrooms
 Lot size: 0.88 acres with 111 ft. of water frontage
 Garage: 4 door, 2 level garage with storage for up to 8 cars
 Roof: Metal
 Exterior: Stone, Wood Siding
 Heating/Cooling: Forced air, central air conditioning, radiant floor heating on lower and main floors
 Fireplace: 2 wood burning fireplaces in living room and gas fireplace in ensuite
 Water: Lake Intake
 Sewer: Bioseptic
 Taxes: \$16,236.00 for 2013

Inclusions: Microwave, double built in ovens, panelled freezer, induction cooktop, Tepanyaki griddle, grill, steamer - all by Gaggenau, Master Bilt commercial walk in refrigerator

Room Sizes – Main Level

Den / Office: 13'6 x 9'6
 Great Room: 24'4 x 15'6
 Kitchen: 24'4 x 18'6
 Laundry: 10'2 x 9'2
 Master Bedroom: 15'3 x 19
 Full Ensuite Bathroom: 16'4 x 14
 Patio: 26 x 15'6
 Bathroom: 2-piece

Room Sizes – Upper Level

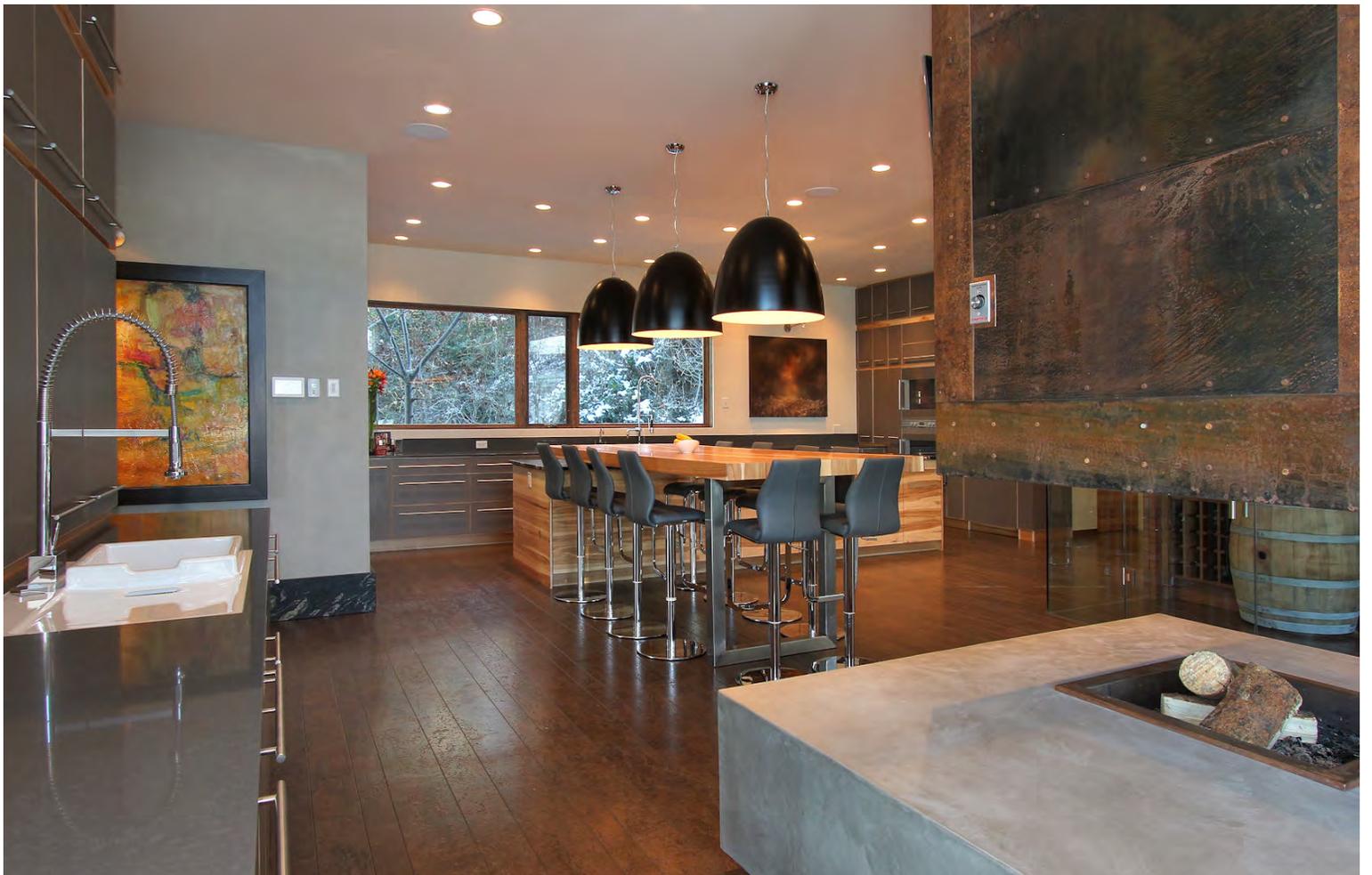
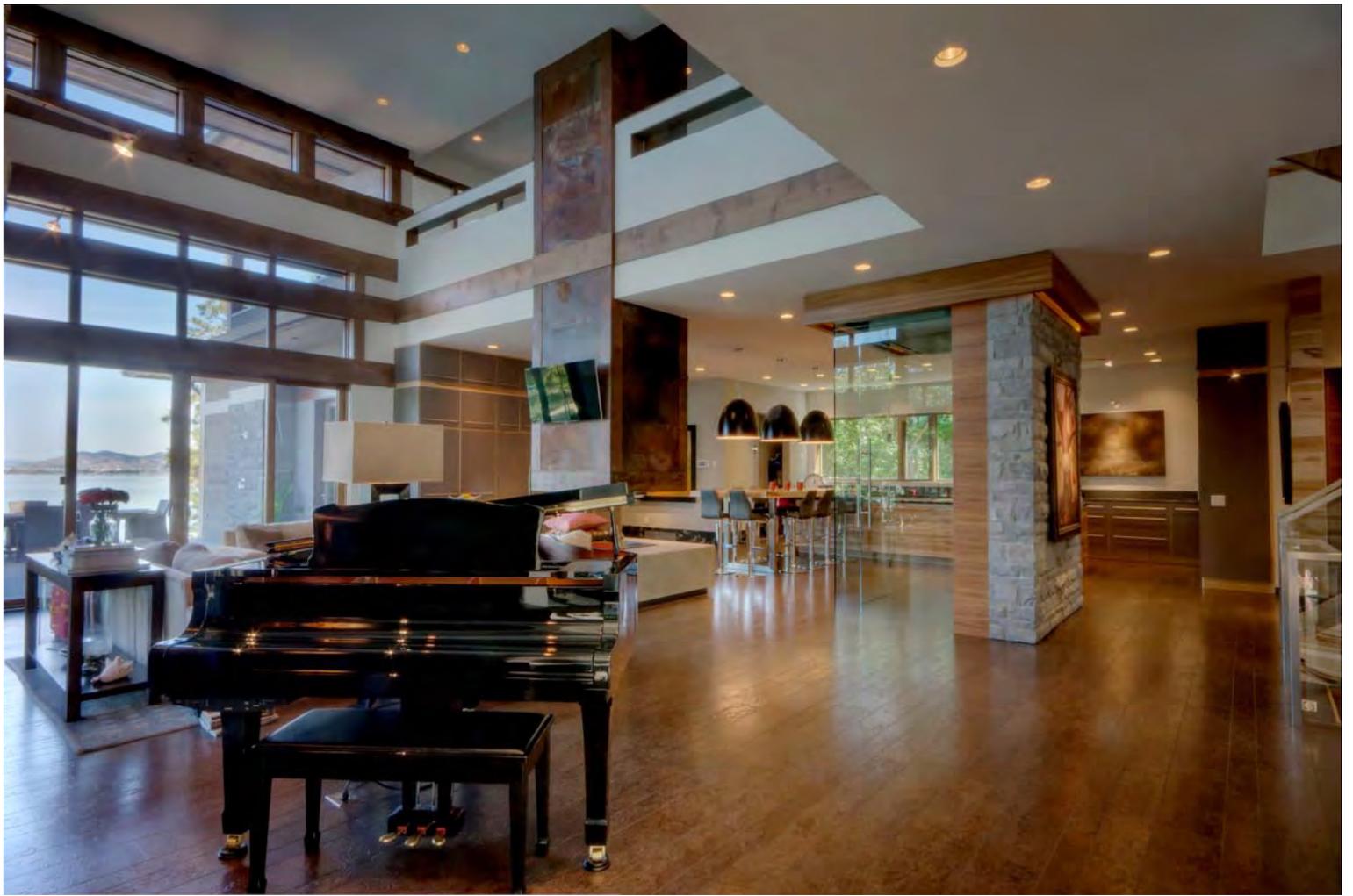
Loft: 13'6 x 9'6
 Bedroom: 13'8 x 17'2
 Ensuite: Full Bathroom
 Bedroom: 14 x 14'4
 Ensuite: Full Bathroom
 Bedroom: 14'2 x 14'4
 Ensuite: Full Bathroom
 Laundry: 9'6 x 19'10
 Deck: 17'6 x 16'6

Room Sizes – Lower Level

Media Room: 18'9 x 15
 Games Room: 15'3 x 21'2
 Gym: 17'9 x 13

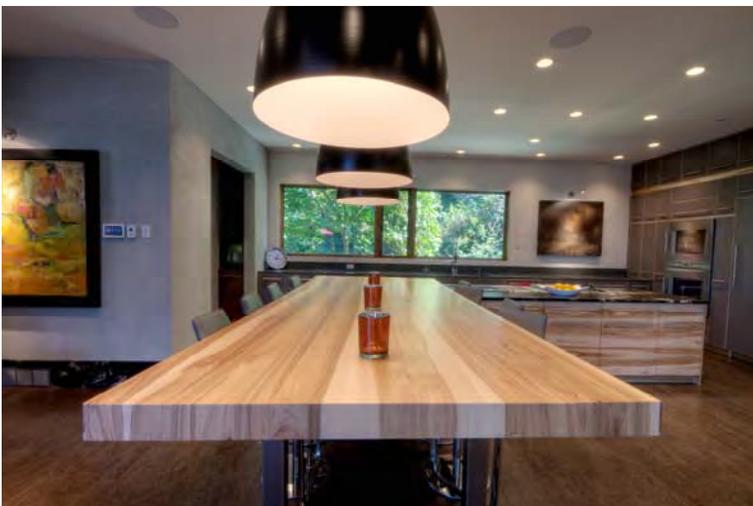
PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.















Detailed Information

Exceptional Features

- Magnificent architectural masterpiece, designed and positioned to take advantage of lakeviews while sheltered from lake winds
- Extremely well built, steel frame construction.
- A strong sense of transparency to the outdoors
- Over 110 feet of sandy shoreline borders crystal clear waters
- Beachside flagstone patio
- Newly constructed dock with 12,500 pound lift, slide and large lounging area to enjoy the waters and weather. Deep water boat access to dock.
- Over 1,000 square feet of outdoor patios and balconies all positioned lakeside
- Landscape lighting and irrigation throughout property
- Interior finishing was carefully chosen to blur the line from the wooded grounds to the natural interior materials
- Exterior boast unique roof lines highlighted with beam details, Cedar siding with Basalt exterior stone
- 4 door garage with room for up to 8 cars
- 36 x 15 salt water pool, 8 feet deep with diving board and swim up lounge with 3 stools. Global Surface Solutions polymer concrete pool deck.
- In 2004 a guest cottage was constructed and features 2 separate suites, 3 bedrooms, 2 kitchens, 2 baths and has legal suite status
- Designer - Red Crayon Design
- Walnut Cabinetry, Walnut interior doors
- Lites Plus/Robinson lighting
- Cabinetry by Truwood Custom Woodworks
- Water and power at lakeside
- Projector Theatre Room with integrated speakers
- Integrated audio throughout most of the interior and exterior living spaces
- Wired for hot tub
- Navien hot water and in floor heating
- Control 4/Lutron media and lighting control

Entry

- Meandering drive with gentle slope leads to the home and lake
- Dramatic first impression with views of the lake upon entry
- The front door is a combination of wood and glass linear panels
- 12 foot ceiling height features modern fabric chandelier

- Open and seamless design to main living areas
- 1st office positioned to the left of the foyer
- This office is almost fully surrounded in glass and provides endless lakeviews

Great Room

- Truly a grand space further enhanced by the 18 foot soaring ceiling
- Natural wood beams frame the floor to ceiling windows and link the home to the lake and mountains beyond
- Oversized sliding glass doors open south to pool and west to the outdoor dining
- This easy transition to the exterior is common throughout the home
- A stone feature wall adds further interest
- The showcase element in the great room is the wood burning fireplace, an acid aged steel chimney enclosure descends and floats over a polished concrete top that houses the fire
- The positioning of this stunning fireplace in the center of the home provides a defining element from the kitchen and dining
- Attached to the fireplace is media hook up if needed

1st Wet Bar

- A wet bar is located adjacent to kitchen and beside the access to outdoor dining, perfect location to entertain outdoors with ease
- Full wall of upper and lower cabinetry provides ample storage and keeps things neat and tidy

Kitchen

- A clean layout in the kitchen, lots of functional space with traditional appeal
- The design has many pleasing details, textured walls, Leathered Granite on central island, Caesarstone on counters, stainless linear pulls, soft close/wood lined drawers and mixed toned cabinetry
- Gathering friends and family or hosting a large party is made easy by the custom dining table
- Attached at a right angle to the island is a raised hickory dining table that seats 10
- Adding to the enchantment of the dining experience is a wine room positioned centrally between the dining and kitchen
- Temperature controlled wine room features a stone back wall and three walls of seamless glass complete with 138 custom built wine holders

Detailed Information

Laundry

- 2 Laundry rooms within the home
- Main floor laundry situated off garage
- French door access to exterior
- Full cabinetry surrounds washer and dryer
- This laundry room doubles as mud room and contains individual lockers and a seating bench with storage

2nd Laundry

- Located in upper level
- Custom cabinetry is nearly completed and when finished will have upper and lower cabinets and large work counters

Master Bedroom

- A true sense of being one with nature is achieved in this master bedroom
- Taking advantage of modern technology this room is nearly all framed in glass capturing the fabulous views
- Built in headboard, side tables and at the foot of the bed a matching cabinet hides a television controlled by remote that ascends when desired
- Quality plush carpeting defines the master bedroom from the spa like bath
- A linear fireplace provides ambient comfort and appeal to the master ensuite
- A deep soaker tub is surrounded in windows
- Walk in seamless shower features 2 shower heads, 2 hand held wands and body jets
- His and Hers vanities
- Outstanding finishing details, vessel sinks, mosaic tiling, copper accents and walnut cabinets
- Separate his and hers closets feature built in dressers, hanging racks and vanity mirrors, jewelry storage behind mirrors in master walk in closets

Upper Level

- Ascending to the upper level a large lofted area overlooks the lower level great room
- Sliding glass doors lead to the upper lake side balcony

Bedrooms

- 3 bedrooms are located on this level, all mirror each other
- Full walk in closets with organizers and full baths

Lower Level

- Wet bar/Games Room
- This large room combines a games/billiards area and almost complete wet bar
- Take entertaining outdoors thru the sliding glass doors
- Covered patio and wired for hot tub

Gym

- Professional rubber flooring in the gym
- A glass wall separates this room from the games and wet bar
- You love the location of this gym! Get the workout and step out to the lake for a swim

2nd Office

- The larger of the two home office and provides ample room for a full seating area
- Sliding glass doors access backyard and lake
- Convenient attached bathroom
- Could be used as guest suite if desired

Media Room

- Complete surround sound and tiered seating provide the ultimate theatre experience
- Lower cabinetry keeps media components out of sight
- An alcove off the theatre seating arena is soundproofed for any budding musicians

Second Residence - 2 self contained suites

- * Built in 2004
- * Acrylic stucco, electric heat, double garage
- * Each suite with own laundry
- * Main suite has deck with view of the lake through the trees.

Main level 2 bedroom suite with view of the lake

- * Approximately 720 sq ft
- * Tile floor in kitchen, hardwood flooring in living area and bedrooms
- * 2 sets of French doors to deck ensures seamless outdoor living nestled in the trees
- * Partially covered deck with wrought iron railing and ceiling fan
- * 4 piece bathroom with tub/shower combo, tile floor

Lower level 1 bedroom suite

- * 2 separate entrances
- * Open concept living area, tile floor
- * 4 piece bathroom with tub/shower
- * Kitchen with oak cabinets and tile floor



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