

### *Lake View Home With Pool!*

Modern design with relaxed, yet formal elegance. Architectural details include wainscoting, unique coffered ceiling, ambient lighting, spectacular light fixtures, great room water feature, natural stone fireplaces, gourmet granite kitchen.

Salt water pool with amazing patio deck.

4 car garage with solid hardwood doors.

Lower level recreation room complete with bar area and wine cellar walks out to covered patio, hot tub and pool.

The property backs on to parkland for added privacy.

*Proudly Presenting*

**746 Kuipers Crescent**



JANE HOFFMAN  
GROUP



### Features at a Glance:

Age: Built in 2010  
 Lot size: 0.28 acres, 79.39 x 132.87 ft.  
 Finished Area: 5867 sq. ft.  
 Main: 2932 sq. ft.  
 Below Main: 2935 sq. ft.  
 Exterior: Stone, Stucco  
 Garage: Attached 4 car garage  
 Roof: Tile  
 Bedrooms: 4  
 Bathrooms: 5, 3 full and 2 two-piece bathrooms  
 Water: Municipal  
 Sewer: Connected  
 Heating/Cooling: Natural Gas Forced Air, electricity, plus central air conditioning  
 Fireplaces: 2 gas fireplaces

**Inclusions:** Jennair 5 burner induction cook top, side by side stainless refrigerator with water / ice dispenser, dishwasher, built in microwave, built in oven  
 Maytag front load washer/dryer  
 Hot tub

### Room Sizes – Main Level

Living Room: 20'2" x 22'7"  
 Kitchen: 17' x 12'  
 Nook: 16'5 x 20'6  
 Dining Room: 12'10" x 18'0"  
 Laundry: 7'4" x 7'11"  
 Foyer: 8'7" x 14'4"  
 Master Bedroom: 14' x 21'  
 Ensuite: Full  
 Bathroom: Half  
 Den / Office: 11'0" x 16'6"

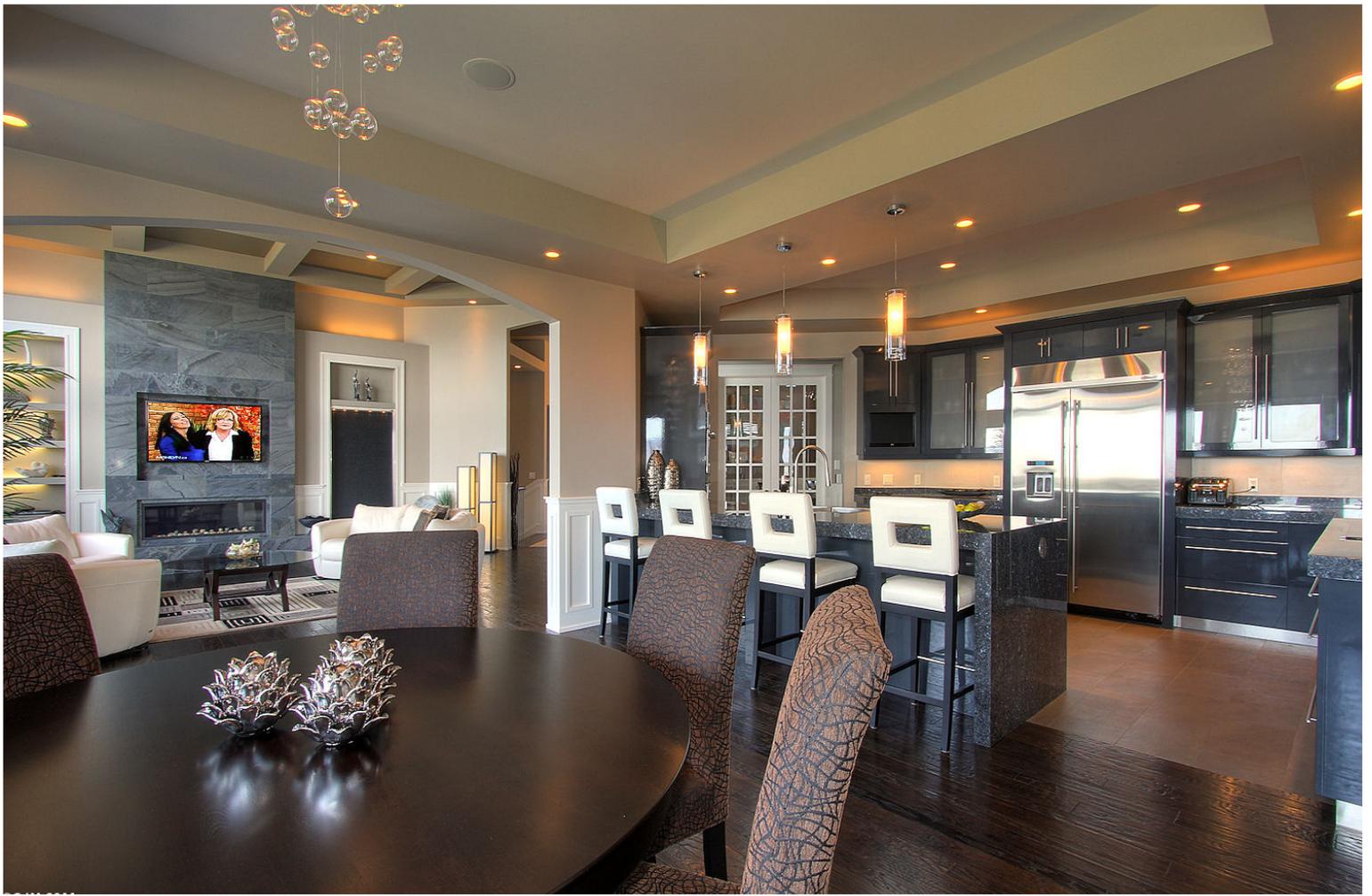
### Room Sizes - Lower Level

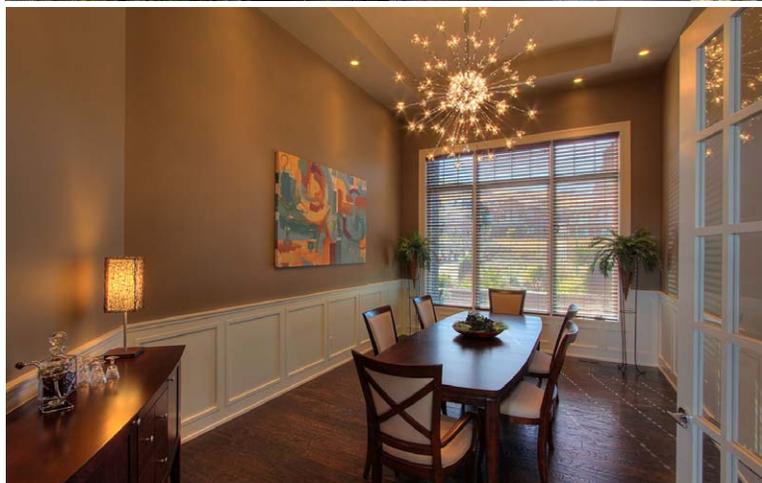
Bedroom: 12' x 16'7"  
 Bedroom: 12'2" x 15'3"  
 Bedroom: 16'1" x 13'9"  
 Bathroom: Half  
 Bathroom: Full  
 Ensuite: Full  
 Family Room: 15'6" x 23'3"  
 Games Room: 16'7" x 21'7"  
 Exercise Room:  
 Patio: 24'0" x 14'2"

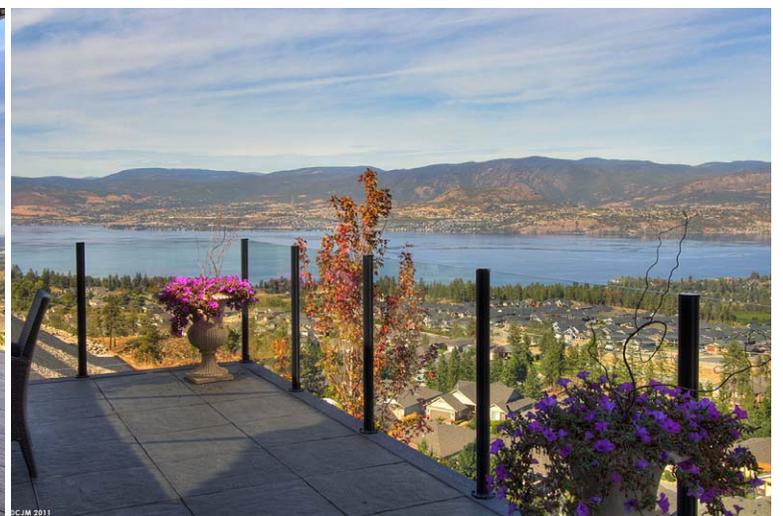
**PLEASE NOTE:** Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.















# Detailed Information

## Exceptional Features

- Impressive curb appeal with clay tile roof, detailed roof lines, acrylic stucco, stacked stone arched pillars at front entry, wood overhead garage doors
- Water feature in the front yard includes water fall with a stream to the pond
- Built by Molenbeck Ventures Development Corporation in 2010, Mullins Design
- Magnificent sweeping view of the lake, mountains and city
- Warm contemporary décor
- Carpet is a “green” product, stain resistant and cleans any stain with plain water
- Hand scraped oak engineered hardwood floors on the main level, wide baseboards
- In floor heating on lower level floor
- Continuous hot water system
- All light fixtures included
- High 9 ft. interior doors
- Uncovered sun deck with glass railing, tiled deck floor
- Covered deck with barbecue area
- Covered patio, stamped concrete, fire pit positioned to enjoy the expansive view
- Low E and argon gas filled energy efficient windows
- 4 car garage, solid wood overhead doors, 11’4 ft ceiling height, fully finished, insulated and heated, built in storage cabinets, 2 interior doors to conveniently access the garage from the butler pantry and mudroom
- Salt water kidney shaped pool, seamless glass railing does not impede the view of the lake, “hard” winter cover, hot tub
- Gate from rear fence to enter the park below the house to enjoy walking and be assured, no homes will be built in this green space
- “Smart” home, computer controlled camera, lights, security, audio system
- Built in sound system
- Ultra efficient forced air gas furnace plus heat pump with programmable thermostat
- 3 zoned temperature controls in the lower level

## Entry

- Timbers, stacked stone arch and pillars
- Cedar lined barrel ceiling over the front entrance
- Solid curved front entry door with curved glass panels reinforced with iron rods
- Water feature in front yard with stream and pond

## Foyer

- Marble flooring, elegant crystal chandelier, recessed lights plus sensed “mood” lighting
- Dramatic 13 ft. ceiling

## Office/Den

- Conveniently located off foyer, double doors to enter
- Curved window, recessed lighting, wainscoting
- Walk in closet

## Great Room

- Spectacular view of lake, mountain and city plus sweeping views of the valley
- Natural quartz stone gas fireplace with raised hearth, “up” lighting above to ceiling, remote control
- Water feature flanks a side of the fire place, has a calming effect plus humidifies the air
- Built in shelving flanks the other side of the fireplace with lighting
- Floor to ceiling windows, 13 ft. height coffered ceiling with recessed lighting

## Kitchen

- Captivating view of the lake and city at night
- Custom maple cabinets with cream coloured finish, soft close drawers, frosted glass upper units, pantry units
- Thick 3 inch seamless granite counters, under counter lighting, tile back splash
- 4 person eating bar, pendant lighting above
- Induction cook top with Miele fan hood, stainless back splash behind stove, pot filler
- Tile floor, double stainless curved sinks

## Butler Pantry - functional sized space

- Tile floor, window with sliding pane allows pass thru to covered deck and barbeque area
- Cabinets, wine rack, glass upper units to display glasses, curved granite counter, stone back splash
- Danby wine fridge with dual temperature controls, Whirlpool Gold stainless refrigerator

## Dining Area

- Open design with kitchen and great room
- Stunning lake view, tray ceiling, unique “bubble” glass light fixture
- Bay window, French door to deck

# Detailed Information

## Dining Room

- Double doors to enter the formal dining room
- Tray ceiling, spectacular crystal light fixture, wainscoting, recessed lighting, hardwood floor
- A lighted cedar barrel ceiling in the hallway divides the formal dining room from the kitchen

## Laundry/Mud Room

- Cabinets, granite counter, sink

## Master Bedroom Suite - On Main Level

- Double doors to enter
- Expansive view of the lake and sparkling city lights
- Carpet (hardwood flooring under carpet), recessed lighting
- French door to deck
- Double doors to walk in closet/dressing room, cabinets with pull outs, mirror, built in organizers

## Master Bedroom Ensuite Bathroom

- Luxurious 5 piece ensuite, heated travertine floor, "auto" floor lighting, granite counter, steam shower with travertine surround and mosaic insert, rain head shower, bench, soaker tub with hand shower, corner window, unique "bubble" crystal glass light fixture, privacy toilet

## Lower Walk Out Level

- Curved staircase, hardwood steps, step lighting, wainscoting

## Wine Room

- Stacked stone wall, decorative wrought iron double doors, Silhouette double height wine cooler with dual controls for red and white wines, holds approximately 160 bottles

## Family Room

- Spacious room open design with games room, hardwood floor
- Quartz stone gas fireplace
- Built in 60" flat screen TV
- Wet Bar with raised 4 person bar, thick granite counters, stainless back splash, cabinets, shelving for glasses and liquor, includes Silhouette beverage cooler, Maytag dishwasher

## Games Room

- French door to pool and covered patio, view of the lake
- Room for billiards table, light fixture

## Exercise Room

- Double doors to enter, recessed lighting, cork floors

## Bedrooms - 3

- Bedroom, carpet, large walk in closet
- Bedroom, spacious room with view of the lake, corner window, cheater 4 piece ensuite bathroom, shared main lower level bathroom
- Bedroom, view of the pool, lake and city lights, French door to patio and pool, tray ceiling, carpet

## Bathrooms

- 5 piece master bedroom ensuite, main level
- 2 piece powder room, main level, tiled half wall, granite counter
- 2 piece powder room, lower level, granite counter, stainless back splash
- 4 piece bathroom, lower level, auto light, tub/shower combo, tile surround
- 4 piece bathroom, lower level, 2 sinks, granite counters, walk in tiled shower, pebble shower floor, rain shower head, 2 raised vessel sinks, stainless back splash, linen closet





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