



*This Private Estate is Your Everyday Escape!*

Gated entry opens to over 1 acre of beautifully manicured grounds, circular driveway, ample parking and backing onto crown land.

The rear yard is perfectly set up to enjoy the Okanagan summers. Salt water pool surrounded by inlaid stone, pool cabana with sink, cabinets, and refrigerator.

3800 sq. ft. home with 4 bedrooms and 3 bathrooms, 2 living rooms, formal dining and spacious games room. Wood vaulted ceilings with beams and wide plank barn wood flooring.

Numerous tasteful updates include windows, paint, baths and new mechanical.

**Proudly Presenting**

**1245 Mission Ridge Road**



**JANE HOFFMAN**  
GROUP

## Features at a Glance

### Features at a Glance:

Lot size: 1.04 acres, 100 ft. x 337 ft.  
Age: 1981  
Finished Area: 3800 sq. ft.  
Bedrooms: 4  
Bathrooms: 3 Full  
Garage: Attached Double, Detached Oversized Detached  
Garage/Workshop  
Exterior: Wood Siding, Stone  
Roof: Asphalt/Fibreglass Shingles  
Heating: Natural Gas Forced Air  
Cooling: Central Air  
Fireplaces: 3 Wood Burning Fireplaces  
Water: Municipal  
Sewer: Septic

**Inclusions:** Whirlpool refrigerator with water and ice maker, Built in GE convection oven, Thermador 4-burner gas stove, GE dishwasher

### Room Sizes

Living Room: 20 x 15  
Dining Room: 15 x 13  
Kitchen: 15 x 14  
Nook: 12 x 9  
Family Room: 28 x 17  
Master Bedroom: 25 x 14  
Ensuite Bathroom - Full: 12 x 8  
Bedroom: 12 x 11  
Bedroom: 18 x 12  
Bedroom: 11 x 11  
Bathroom - Full: 10 x 8  
Den / Office: 16 x 15  
Bathroom: Full  
Laundry: 13 x 11  
Workshop: 25 x 50

**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

- Incredibly quiet area yet minutes to Lower Mission amenities
- No thru road, mostly estate acreages on the street
- Secure gated entry opens to stunning landscaped grounds, circular driveway, interior of this area is raised garden beds with mature greenery and flowers
- RV parking plus ample more parking for all the toys
- Exterior of the home is finished in stone with quality wood soffits
- The home and property are designed for family fun and enjoyment
- Swimming pool with diving board, generous lounging areas, exterior wet bar structure complete with sink and raised bar, fire pit, horse shoe pit, and hidden dart board
- Aged wide plank barn wood flooring on nearly all the main level
- New windows (except two front windows) most with interior sliding blinds
- Two new hot water tanks, new furnace, irrigation zones plus 19 plus drip lines
- New Quonset garage/workshop is 50 x 25, fully insulated, gas heated and 18 feet high with mezzanine for more storage
- Central vacuum
- Exterior freshly painted, rebuilt front security gate, newly installed front doors
- All new interior doors
- Wood stove professionally installed in the games room
- Bathrooms newly renovated, fixtures and plumbing
- Currently septic is in front of the guest room at front of house, pumped 2 years ago
- Pool piping replaced last year, brand new heater, converted to salt water pool
- Original hot tub in good working order
- Poolside gazebo provides shade with electrical for ambient lighting
- Fully fenced yard with rear gate to hiking biking trails leading right to the KVR trellises, just few minutes walk to a bench where neighbourhood friends sit and watches fireworks over the city and lake
- Crawl space is 6 feet in height
- Garage is newly insulated, painted, new motors on newly installed garage doors
- Generous outdoor lounging with ample stamped concrete deck, updated landscaping

## Foyer

- Covered entrance leads to main reception
- Double front doors with upper glass inserts and flanking glass side panel
- Vaulted wood ceiling with beam details

## Living Room

- Spacious living room is open to dining room
- Full granite stone from floor to ceiling surrounds the traditional wood burning fireplace
- Convenient fireplace niche for log storage
- Vaulted wood and timber beam ceiling adds to the rustic charm
- Large bay window

## Dining Room

- Large room will host up to 12 people with ease
- Transitions within steps to the kitchen
- Large bay window

## Kitchen

- Generous sized kitchen features oversized granite centre island, granite counters
- Wood cabinetry accents the country style of the home
- Overflow storage in closets in adjoining laundry room for large appliances
- Sliding glass doors to the exterior park like oasis
- Vaulted wood and timber beam ceiling
- View to the pool and natural setting beyond

## Casual Living Room

- Open concept to the kitchen, perfect for hosting gatherings of family and friends
- Bright with skylight and sliding glass doors to exterior lounging areas
- Traditional wood burning fireplace has shared ambiance with the kitchen

## Laundry

- Easy access from garage to kitchen
- Double storage closet
- Kenmore washer and drawer
- Wood upper and lower cabinetry with sink, tile flooring, large window
- This area could be converted into a guest suite kitchen if desired

# Detailed Information

## 3-Piece Bathroom

- Tile flooring, shower with rain shower head and wand
- Shared with bedroom

## Bedroom

- With access to bath
- Adjacent to games room

## Games Room

- Generous sized room to enjoy games and activities with friends and family
- Two sets of sliding glass doors to the exterior
- Pool table is included in the sale
- Wood stove with brick surround

## Master Bedroom

- Master bedroom was expanded with space for a full lounging space if desired
- Double door entry, sliding doors (interior blinds) to the hot tub and pool area
- Skylight and newly installed transom windows
- Receives morning sunshine

## Private Ensuite Bathroom

- Black onyx granite counter with undermount sinks, glass, stone and copper mosaic tiled backsplash
- Skylight
- Steam shower with seamless glass surround and convenient seating bench
- Walk in dream closet complete with centre island, drawers with interior organizers including jewelry drawers, hanging racks, shoe shelves, his and hers dressers and skylight

## Bedroom #3

- Lovely views of the front park like setting
- 2 double door closets, 2 windows

## Bedroom #4

- Views of horse pasture next door





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