



Luxury home positioned and designed to capitalize on the unobstructed lake views.

Built in 2014, offering quality construction and the highest standard of finishing.

Every detail of this home was supervised with passion and refined vision.

The home is 4120 square feet, 4 bedroom + den and 4 baths. Numerous, oversized patios and decks all with everchanging views of the lake.

Rear yard is fully fenced with plantings for further privacy surrounding the pool.

Triple garage plus additional outdoor parking for four vehicles.

Proudly Presenting

5741 Mountainside Drive



JANE HOFFMAN
GROUP



Features at a Glance:

Lot size: 0.34 acres, 59.81 ft. x 206 ft.
 Age: Built in 2014
 Finished Area: 4120 sq. ft.
 Main: 2307 sq. ft.
 Below Main: 1813 sq. ft.
 Garage: Attached Triple Garage
 Bedrooms: 4
 Bathrooms: 3, 3 full and 1 two-piece bathrooms
 Exterior: Stone, Stucco
 Roof: Asphalt/Fiberglass Shingles
 Heating: Natural gas forced air
 Cooling: Central air conditioning
 Fireplaces: 2 gas fireplaces
 Water: Municipal
 Sewer: Connected

Inclusions: Marvel beverage refrigerator, Dacor microwave, KitchenAid refrigerator, Bosch dishwasher, Viking 6 burner gas stove, oven, LG washer and Dryer

Room Sizes – Main Level

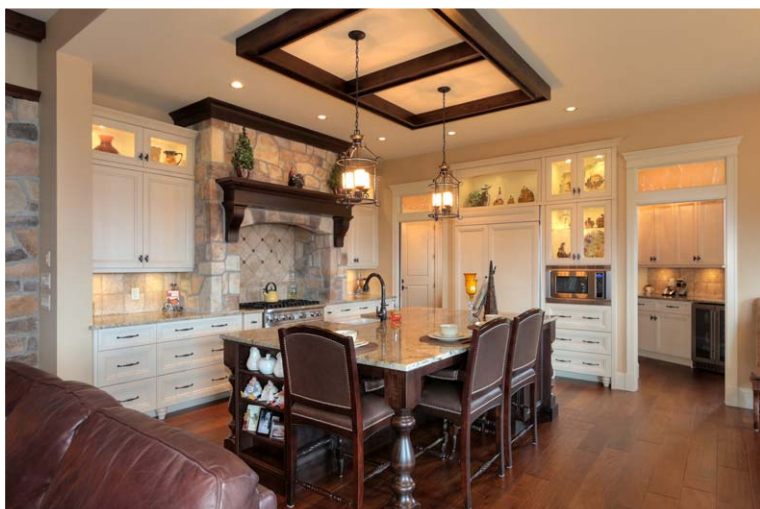
Foyer: 10 x 14
 Den / Office: 11 x 11'7
 Interior Courtyard: 11'9 x 17'5
 Great Room: 15'5 x 17'2
 Kitchen: 14 x 12'11
 Dining Room: 14 x 12'9
 Pantry: 6'3 x 13'1
 Master Bedroom: 12'4 x 21'2
 Ensuite Bathroom - Full: 21'6 x 8
 Bathroom: 2-piece powder room
 Mud Room: 20'11 x 9'2
 Deck: 15'6 x 16'6
 Deck: 14 x 8'6

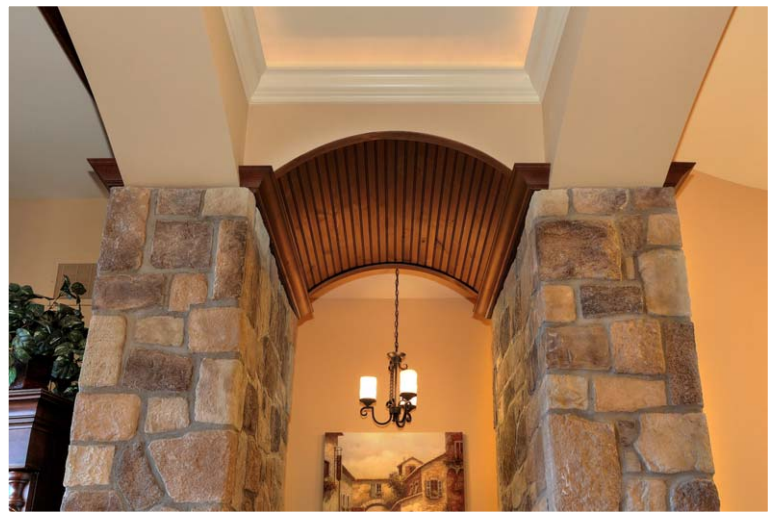
Room Sizes – Lower Level

Bedroom: 12'4 x 15'2
 Bedroom: 14 x 13'4
 Bedroom:
 Family Room: 15'7 x 18
 Wine Cellar: 9'2 x 4
 Bathroom: Full
 Bathroom: Full
 Patio: 15'8 x 16'6

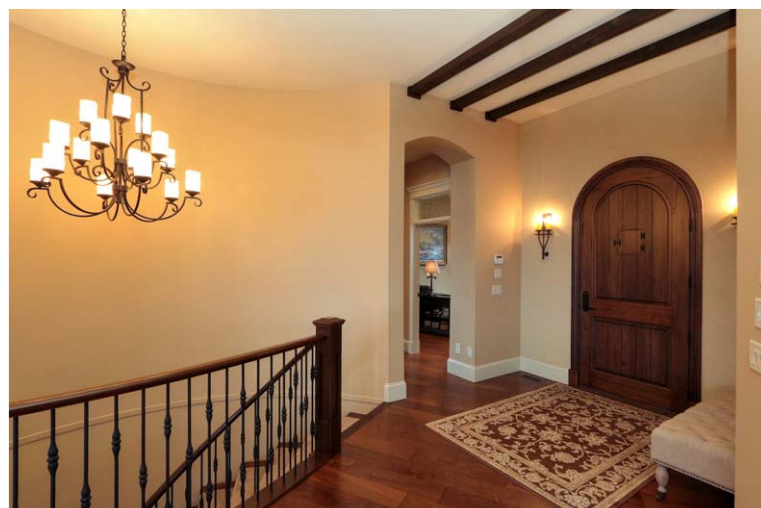
PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.















Detailed Information

Exceptional Features

- Outstanding setting for this luxurious home that provides endless, uninterrupted lake views
- Minutes to area sandy beaches, short drive to premium wineries, walking distance to area shops and dining
- West facing to capture the amazing view with sunsets and sparkling city lights at night
- Easy access to nature with hiking in nearby Okanagan Park
- Quality constructed! Superbly finished! Attention to detail incredible!
- Curb appeal is excellent with the extensive use of stone and window accents
- Generous outdoor balcony features a gas fireplace that is flanked by cabinetry, barbeque is located here
- Upper balcony has access to lower level back yard
- Emerald cedars line the fence for future privacy
- Rear yard features an in ground pool that borders the covered lower level patio
- Brand new heater for pool not currently hooked up solar blanket currently being used
- 2 zone heating for the home
- Knotty alder stained cabinetry and interior doors
- Unfinished area in lower level is quite large and could easily be converted to a home gym or other use if desired

Foyer

- Welcoming entrance to the home is illuminated by lantern styled lighting
- Athena walnut front entrance door is an impressive, elegant arched door with wrought iron detailing
- Immediately upon entry you will be enchanted by the view
- 11 ft. ceiling height in the main foyer is accented with beam ceiling details
- Walk in closet complete with organizer for guests coat and shoe storage

Inner Courtyard

- Adjacent to the foyer is a unique enclosed courtyard
- This room complements the exterior elements and is the perfect room to relax away from the afternoon sun
- Two storey ceiling height with wood beam detail
- Oversized ceiling fan

Office

- Flanking the foyer is the homes main office
- A bright, inviting workspace is achieved by the large picture window that views the front landscaping

Great Room

- Incredible entrance way to the great room! This stunning feature is highlighted by the inset mood lighting. The stone finishing adorned by barrel shaped wood accent is truly magnificent
- Open design engages the main living areas seamlessly with the outdoor beauty
- Captivating views of the lake and mountains
- Dramatic floor to ceiling stone fireplace with wood mantle that compliments the beam details in the ceiling
- Expansive 9 foot sliding doors showcase the view and give access to lakeview balcony

Kitchen

- Superb kitchen will inspire many culinary creations
- Seamless granite on the 4 person island
- Travertine backsplash is illuminated by under counter lighting, lantern pendant lighting over island, inset lighting, and upper glass cabinets have interior lights
- Mixed tone ivory and coffee stained cabinetry complements the grain in the granite
- Soft close components and custom organizers within the cabinetry
- Adding a pleasing element is the stone that surrounds the professional series gas stove
- Oversized pantry adjacent to the kitchen features ivory cabinets open shelving, beverage refrigerator and open shelving for more storage
- Open concept to the breakfast nook that is positioned lakeside and surrounded in windows

Mudroom/ Laundry Room

- Beautiful storage with custom built locker system that features drawers and bench seating
- Laundry area complete with cabinets and wash sink

Detailed Information

Master Bedroom

- Beautiful views of the lake and mountains from the main floor master bedroom
- Complementing the inset ceiling is a wrought iron and frosted glass chandelier plus mood lighting
- Convenient access to the deck and outdoor fireplace
- Walk in closet with built in organizers
- The ensuite bathroom enjoys the lake view from the soaker tub, chandelier lighting over tub, walk in shower, his and her sinks, granite counters, wall sconce lighting, additional cabinetry between sink vanities

Bedrooms

- Bedroom #1 is the opulent main floor master bedroom on main level
- Bedroom #2 is on the lower level with walk in closet
- Bedroom #3 is on the lower level with walk in closet
- Bedroom #4 is on the lower level with walk in closet

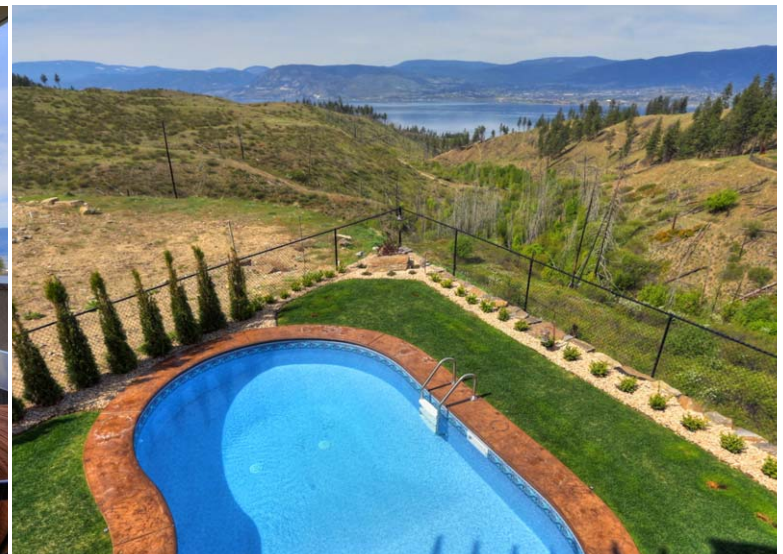
Bathrooms

- 2 piece powder on the main level features vessel sink, granite counter, stone accents and wall sconces
- 5 piece master ensuite complete with privacy toilet, walk in shower with bench and soaker tub
- 3 piece lower level bathroom has access to pool and features benches and hooks for towels, privacy toilet, travertine shower

- 5 piece lower level bathroom with his and hers sinks, heated floors, tub/shower combination

Lower level entertaining level

- A curved stairwell finished with wrought iron details leads to the lower level
- The landing showcases custom cabinetry for the lower level wet bar
- This wet bar features granite counters, upper glass cabinets with lights, sink and wine refrigerator
- Adjacent to the wet bar is a seating area to sample your collection of fine wines
- Flanking the space is a built in wine room that can easily be temperature controlled if desired
- Wine room features stone and wood shelving with soft hue lighting from the wall sconces
- Bright, spacious lower level family room with easy access to the pool side patio
- Stunning uninterrupted lake views from this room
- Custom cast limestone surrounds the gas fireplace
- In wall speakers add to the enjoyment of the rooms media





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