



Luxury 9.88 Estate Property

Private oasis with panoramic lake views offered from nearly every room.

This exceptional residence is situated on nearly 10 acres in the prestigious Rim Rock subdivision.

The acreage is all usable with trails & beautiful stone staircases, the home design fully connects to the beauty of the Okanagan natural landscape.

Once inside this custom built home, you are immediately embraced in the warmth and comfort of the design.

4 bedrooms + den and 6 baths, every room is finished to perfection.

Proudly Presenting

105 Timberline Road



JANE HOFFMAN
GROUP



Features at a glance

Lot size: 9.883 acres

Age: 2009

Finished Area: 7166 sq. ft.

Main: 3783 sq. ft.

Below Main: 3383 sq. ft.

Bedrooms: 4

Bathrooms: 6, 4 full and 2 two-piece bathrooms

Garage: Attached Double, Breezeway, Carport

Exterior: Stone, Stucco

Roof: Asphalt/Fibreglass Shingles

Heating: Geothermal, In Floor (Water)

Cooling: Geothermal

Fireplaces: 2 fireplaces

Water: Municipal

Sewer: Septic

Inclusions: LG refrigerator, Jenn Air stove, Blomberg dishwasher, LG washer and dryer

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.

Room Sizes – Main Level

Great Room: 19 x 19

Den / Office: 13'2 x 10'6

Piano Room: 13 x 17

Music studio: 25 x 33

Bedroom: 11'8 x 11

Kitchen: 14'6 x 16'6

Pantry: 10'9 x 4'2

Dining Room: 13 x 17

Master Bedroom: 17 x 17

Bathroom: Full

Ensuite Bathroom: Full

Room Sizes – Lower Level

Bedroom: 19'6 x 16

Flex Room: 19 x 16'8

Games Room: 21 x 16'6

Bedroom: 21 x 16'6

Bathroom: Full

Family Room: 16'2 x 12

Bathroom: Full





















Exceptional Features

- Luxury Acreage Estate in quiet rural setting that offers top of the world views
- 9.88 acres in prestigious Rim Rock Subdivision
- This location is a 20 minute drive to Kelowna, walking distance to Okanagan Mountain Park with miles of trails and waterfront is minutes away
- Meandering drive lined in professional landscaping leads to oversized double garage which is adjacent to a double carport
- Beautifully finished exterior in stone, stucco and wood accents all complimenting the natural surroundings
- Two amazing cascading water features surround the home and fall into separate ponds
- Abundance of trees and shrubs have been carefully planted to provide ultimate privacy
- Numerous, generous sized outdoor living balconies and patios to enjoy the sweeping lake and valley views
- Frameless glass railings provide uninterrupted view from balconies and patios
- Charming outdoor seating areas are provided throughout the property
- Quality finishes include hardwood floors travertine, stone and 9 foot interior doors
- Versatile home that has been prepped in many areas for plumbing to create separate suites if desired
- Many areas within the acreage could accommodate horses

Entry

- Covered front entrance is accented beautifully by the barreled timber beam roof line
- Solid 9 foot wood door is surrounded in glass and provides natural light to the entry
- Immediately upon entering are the stunning lake views
- Easy care tiled flooring

Great Room

- Vaulted ceiling with timber beams define the great room
- Floor to ceiling windows showcase the view
- Easy transition to upper balcony where you will enjoy the peaceful sound of the water feature and view
- Adding warmth and charm to this spacious great room is the fireplace that is fully surrounded in stone

Kitchen

- Gourmet kitchen features an oversized centre island, perfect for creating sumptuous culinary delights
- Raised eating bar seats 4-5 with ease and is illuminated by frosted glass pendant lighting
- Ample wood cabinetry and more storage in the pantry
- The beauty of the outdoors blends into the room through the folding wall of windows

Dining

- Unique to this formal dining room is a stone feature wall that rises to the vaulted ceiling
- Soft hue lighting from the wrought iron chandelier
- The dining this room has 2 sets of doors giving convenient access to the balcony or the front courtyard

Recording Studio

- Built by Grammy Award Winning Engineer
- Completely sound proofed to produce quality sound
- The structure is a floating room within a room and features a non hardening membrane for complete acoustic perfection
- Next to this recording room is the homes piano or music room, also fully framed for acoustic sound

Office

- Main floor office is positioned on the lake view side

Master Bedroom

- King sized master bedroom with expansive lake views from the wall to wall windows
- Custom half stone pony wall creates the master bed head board
- Vaulted ceilings add to the spaciousness of the room
- Hear the soothing sounds of the waterfall from the spa inspired private master bathroom
- His and hers sinks, soaker tub, seamless shower and access to the outdoor grounds
- Full walk in closet with built in organizers
- Convenient access to laundry room

Lower Level Family Room

- Entertain with ease in the lower level open concept games and family room
- Wired and plumbed for a complete kitchen
- The second fireplace on this level also finished in the same stone as the great room
- Numerous access points to the covered patio

Bedrooms

- Main floor lake view master bedroom
- #2 bedroom is on main floor with views of front courtyard
- #3 bedroom on lower level features an ensuite bathroom
- #4 bedroom on lower level features the ability to add a kitchen or bathroom

Bathrooms

- 5 piece master bathroom
- 3 piece main floor guest bathroom
- 2 piece powder on main
- 2 piece powder on lower level
- 3 piece bathroom on lower level
- 4 piece on lower level





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