



Contemporary Masterpiece on Okanagan Lake!
165 feet of shoreline, deep water boat dock with
3 ton electric lift.

Enjoy the lakeshore lifestyle in this serene,
peaceful setting. Knox Mountain Parkland with
miles of hiking out your back door.

Home design by Architect Randi Fox of
Sustainable Modern Design. Magnificent
curtain wall windows take advantage of the
lakeviews, from the moment you enter walls of
glass extend from the foyer thru the great room
to the kitchen with no interruptions to the
stunning view.

Great room has soaring 19 ft. ceiling and
features a modern linear gas fireplace framed in
steel.

Kitchen design by Carolyn Walsh blend natural
and modern elements to perfection.

Proudly Presenting

316 Poplar Point Drive



JANE HOFFMAN
GROUP



Features at a glance

Lot size: 0.29 acres, 68.9 ft. x 165 ft. with 165 ft. of water frontage

Age: Built in 2014

Finished Area: 3825 sq. ft.

Main Level: 1700 sq. ft.

Above Main: 1325 sq. ft.

Below Main: 800 sq. ft.

Bedrooms: 5

Bathrooms: 4 1/2 bathrooms

Garage: Attached Double Garage

Heating: Natural gas boiler and radiant in-floor heating

Cooling: Heat pumps drive ceiling mounted air conditioning and auxiliary heating

Fireplace: 1 gas fireplace

Exterior: Cedar, Stucco

Water: Municipal

Sewer: Connected

Inclusions: Thermador appliances include, 18" freezer, 30" refrigerator and dishwasher, all fully integrated with white oak panels, wall mounted convection microwave, over and warming drawer, silver mirrored induction stove top, island hood vent, Breville espresso machine and Jennair wine cooler

Room Sizes – Main Level

Foyer: 14'3 x 6'5

Great Room: 16'9 x 14'6

Dining Room: 17'4 x 13'7

Kitchen: 16'5 x 19'7

Media Room: 15' x 19'

Office: 7' x 9'

Bathroom: 2 piece powder room

Room Sizes – Upper Level

Master Bedroom: 16'11 x 11'6

Ensuite Bathroom: Full bathroom

Bedroom: 12'2 x 14

Ensuite Bathroom: Full bathroom

Bedroom: 13'1 x 11'8

Ensuite Bathroom: Full bathroom

TV Nook: 14' x 14'

Laundry: 5' x 14'

Room Sizes – Lower Level

Guest Suite: 12'6 x 17'9

Ensuite Bathroom: Full bathroom

Exercise Room: 20 x 20

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:

- Modern and natural elements blend to perfection in this luxurious lakeside home.
- 0.29 acre lot, 69' x 165' of pebbled shoreline with a licensed boat dock and 3 ton boat lift
- Location is the best of two worlds, 5 minutes to the heart of Kelowna and steps to miles of hiking trails
- The home borders Knox Mountain, a 766 acre park that boasts 1300 feet of linear water frontage offering endless opportunity to explore the beauty of the Okanagan landscape from your back door
- Exterior provides a melding of glass, stucco and rough cut cedar complimenting the natural surroundings
- The home was built on an existing foundation, so the close proximity to the lake has not been compromised, only 6 meters to water's edge
- Seamless glass balconies keep the view of the waterfront unimpaired
- 32 x 32 porcelain tile throughout including exterior stairs and terraces
- Bedrooms are Athena Birch 100% wool carpet and media room is Otto Fossil Grey
- 90 feet of expansive windows create a bright and sunlit environment
- Vertical grain hemlock soffits and entry foyer ceiling
- 16 ceiling mounted speakers are wired for sound
- Rift Sawn White oak stairs, handrails and cabinetry throughout
- Windows are wired for Lutron blinds
- "Mono tube" steel stairs have open treads which appear to float off the wall
- Natural Gas Boiler, Heat pump, Radiant in floor heating, Lutron Home Works, Samsung air conditioning
- Bathrooms and laundry are all sensed to shut off water in case of leaks
- 3 Ton electric lift on dock
- Garage is clad in 1x4 cedar siding to match adjacent siding
- Lower level patio has a cascading waterfall wall which is up lit by submersible lights in the fountain pond

Electrical

- 200 amp Lutron HomeWorks control many aspects of the home including lighting, blinds and audio visual.

Mechanical

- Radiant in floor heating throughout the home. IDC natural gas boiler fuels the multi zone hydronic coils embedded in the concrete floors.
- Tekmar computer controls air and floor sensors throughout house to maximize energy efficiency and minimize cost of heating and cooling
- Indirect hot water tank uses the floor heat boiler to provide unlimited hot water
- 72,000 BTU heat pumps provide cooling and auxiliary heating through ceiling mounted air conditioners
- Control your temperatures in various zones throughout the house with wall mounted or remote thermostats.

Entry

- Views to the lake through open tread stairs as you approach the front entry landing
- Open on both sides to feature waterfall wall and outdoor lounge below
- Waterfall is up lit with submersible lights for a dramatic approach to this "Glass House" on the lake

Media Room (Could be Main floor Master Bedroom)

- 15' x 19' media room is roughed in for 5th full bathroom if a main floor master bedroom is desired. This room could also serve as a large home office.
- Small office adjacent to the media room has a side entrance accessing the spiral staircase to the beach

Great Room

- Soaring 19' ceiling height features floor to ceiling curtain wall windows. Powered vents when opened create a venturi effect to dispel heat and bring in fresh air
- The abundant use of glass and the proximity to the lake creates the sense of being on the water
- Accenting the high ceiling is a modern chrome chandelier by Zaneen
- Adding ambiance to the room is the linear gas fireplace that features a reflective porcelain surround, framed in raw steel

Dining Room

- Located between the kitchen and great room providing easy flow while entertaining guests and family
- Custom built in floating dining hutch perfect for storage
- Sliding 14' x 9', folding SunFlex doors bring the outdoors in and access the lake front balcony
- Dining room ceiling and wall art lights are fully adjustable for perfect lighting

Kitchen

- A mixture of natural materials and modern elements create a stylish, functional design
- Kitchen design by award winning Carolyn Walsh and manufactured and installed by Phoenix Millwork
- Vicostone quartz countertops add an element of sparkle catch the reflection from the interior lighting
- The island is finished with a white oak breakfast bar, 2'6" x 9'0", providing seating for 4-5 people adding a very unique element to the kitchen
- Over the island two stainless steel pendants highlight the quartz counters and island
- Mixed millwork blends rift sawn white oak and modern white lacquer
- Soft close hardware by Blu Motion
- Under counter lighting spotlights the honed white marble backsplash
- Second set of 14' x 9' folding, sliding SunFlex doors accesses the kitchen terrace and barbeque area. No separation of flooring height or style brings the outdoors inside.
- Italian designed by Elica, island hood vent is made of clear tempered glass and stainless steel
- Frosted glass doors access a walk in pantry adjacent to the kitchen
- Butler's pantry doubles as a prep area or kitchen office. Quartz countertop, marble backsplash and accent lighting matches adjacent kitchen

Upper Level

- Floating oak staircase with tempered glass and white oak handrail access the upper level

Family/Media Room

- Overlooks great room below, predominately framed in seamless glass allowing for uninterrupted views
- This room separates and defines the Master bedroom from the other bedrooms on this level

Master Bedroom

- Expansive use of glass! Watch the sunrise and sunset from the comfort of this room
- Sliding glass doors to patio and backyard
- Floor to ceiling white marble master bathroom features frameless tempered glass shower, feature and accent light, Blu Bathware fixtures, floor mounted bath filler, his and hers vanities and privacy toilet
- Finishing includes chrome chandelier over stand alone bath tub, under counter lighted white oak cabinetry surrounded in white Thasso split bond marble
- Counter top is white Vicostone
- Walk in closet for "Her" in master bathroom and behind frosted glass doors in master bedroom for "Him"

Bedrooms

- Upper level Master Bedroom
- #2 Bedroom: situated lake side with beautiful vies, walk in closet and ensuite bathroom with floor to ceiling granite
- #3 Bedroom: sliding glass doors to patio and backyard, ensuite limestone and iridescent glass tile bathroom and walk in closet
- #4 Bedroom: on lower level and separate from main house this room is the perfect guest suite
- Media room/office off entry foyer could be 5th bedroom if desired

Bathrooms

- 2 piece powder room on main level, modern Blu Bathworks faucet cascades into pedestal sink, vertical mirror, wall mounted toilet
- 5 piece elegant master bathroom finished in Thassos white marble
- 4 piece upper level bathroom #3, floor to ceiling grey limestone walls, showstopper iridescent glass backsplash and tub surround, built in mirrored medicine cabinet and 2-1/4" granite countertop
- 4 piece upper level bathroom #2, counter length vanity with two faucets on 'floating' Vicostone countertop, under counter lit white oak cabinet and floor to ceiling grey granite with 12" quartzite rustic cladding feature trim
- 4 piece bathroom located in guest suite on lower level, back painted spandrel glass surround the tub and shower combination

Laundry

- Sliding barn doors access to the upper level laundry
- Oversized opening allows views to the lake
- Upper, lower and pantry closet provide ample storage
- Convenient hanging racks, drawer laundry bins and sink

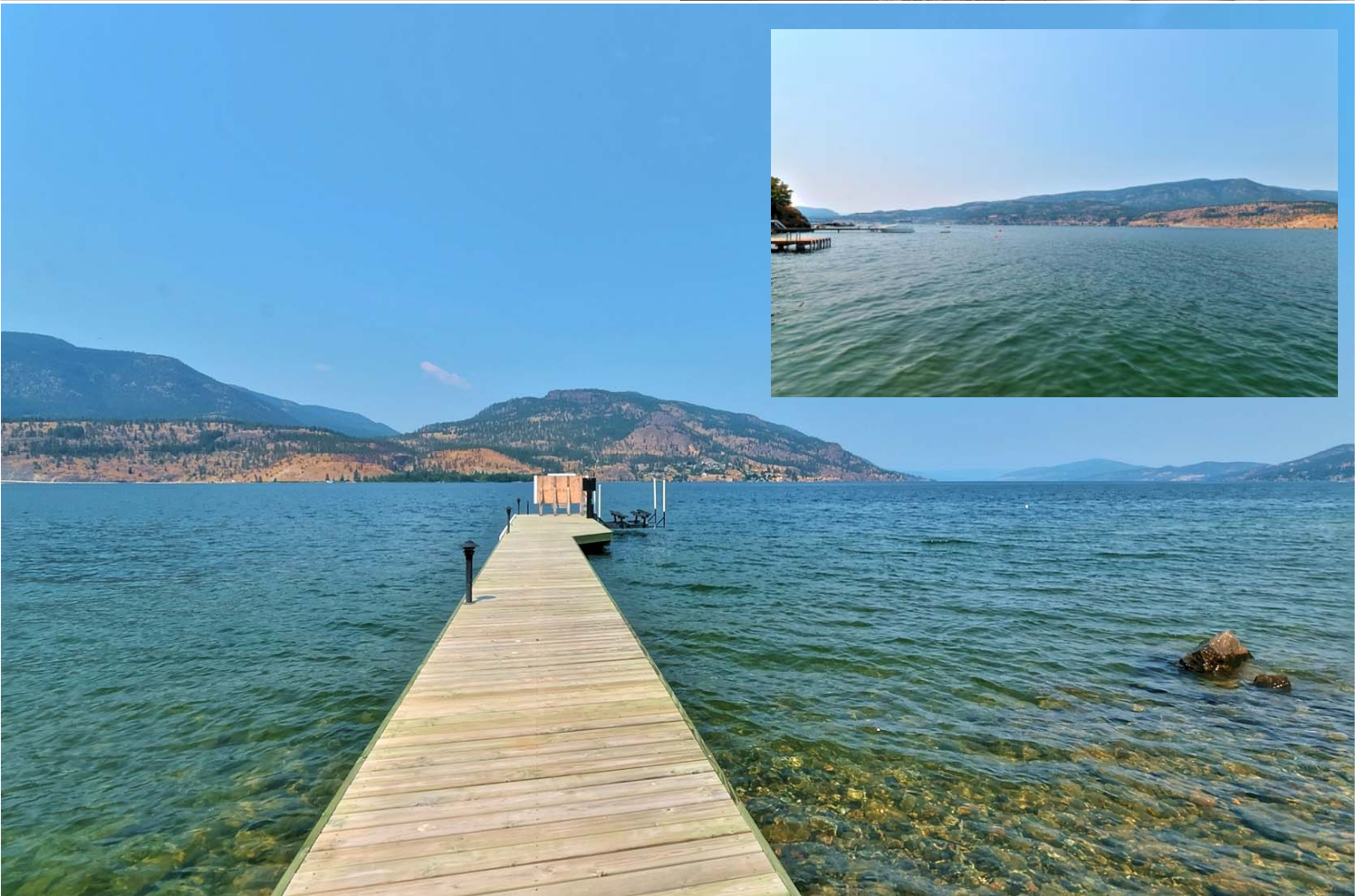
Exercise room

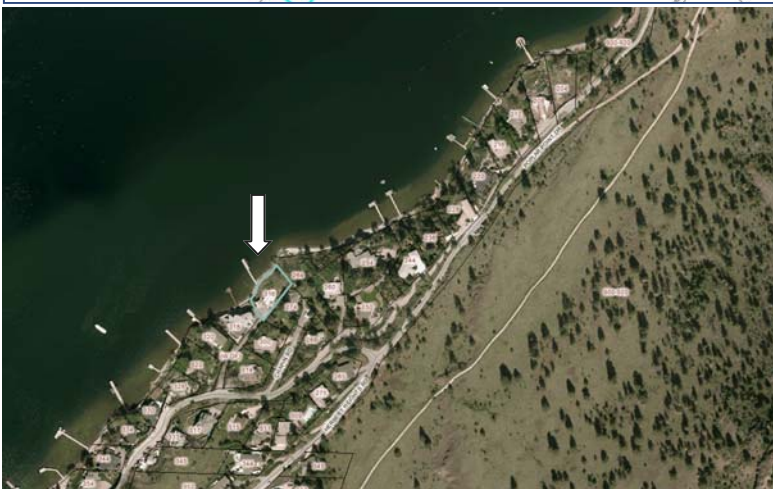
- Located on the beach level
- Douglas fir ceiling on steel beams
- Windows and double wide door with views to the lake
- Engineered cork flooring

Consultants

Architect: Randi Fox, AIBC WA, Sustainable Modern Design

Mechanical Engineer: Emanuel Lavoie, Rocky Point Engineers





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