



Prime level lakeshore, estate sized .558 acre property with 98.6 ft of lake frontage. Luxury home is surrounded in established landscaping and magnificent maple tree lined driveway. Triple garage with extra parking. All living areas offer sun-filled ambiance, south east sun exposure and stunning views of the lake. 4473 sq. ft. 5 bedrooms and 5 baths, solid oak flooring throughout. Many access points to the covered patio and sundeck. 20 x 60 salt water pool and the "magic" of the lakeside setting. Master bedroom is a complete suite with fireplace, spacious walk in closet, marble ensuite bathroom.

*Proudly Presenting*

2553 Whitworth Road



JANE HOFFMAN  
GROUP



**Features at a Glance:**

Lot size: 0.558 Acres with 96.8 ft. of water frontage, 88.58 ft. x 249 ft.

Age: Built in 1989, renovations done 2009/2010

Finished Area: 4473 sq. ft.

Main Level: 2723 sq. ft.

Upper Level: 1750 sq. ft.

Garage: Heated Attached Triple

Bedrooms: 5

Bathrooms: 5 full bathrooms

Exterior: Brick

Roof: Asphalt Shingles, 50 year limited warranty

Heating: Natural gas forced air

Cooling: Central air

Fireplaces: 3, 2 gas and 1 wood burning

Water: Private Well

Sewer: Connected, no levy

**Inclusions:** Miele paneled dishwasher in the island, 2nd Miele paneled dishwasher, Thermador 6 burner gas range with electric oven, 2 paneled Thermador side by side refrigerators, Thermador built in oven, microwave and warming drawer  
Electrolux frontload steam washer/dryer  
Upright Frigidaire freezer in the pantry  
Kitchen beach cabana, Jennair dishwasher, Kitchen Aid refrigerator

**Room Sizes - Main Level**

Living Room: 13'5 x 22'11

Dining Room: 13 x 16

Family Room: 19 x 16

Kitchen: 13'6 x 16

Laundry: 9'6 x 8'4

Media/Bonus Room: 12'6 x 20'10

Bathroom: Full 3-piece

Bedroom: 10'11 x 12'4

Mud Room: 9 x 6

Nook: 8'11 x 8'5

Triple garage: 21'11 x 34'6

Summer KitchenCabana: 8 x 8'7

Bathroom: Full 3-piece pool cabana bathroom

**Room Sizes - Upper Level**

Master Bedroom: 13'6 x 23

Walk-in Closet/Exercise Room: 13'6 x 10

Master Bedroom Ensuite: Full Bathroom

Bedroom: 13'4 x 14'4

Bedroom: 11'2 x 12'1

Bedroom: 13 x 12'1

Ensuite: Full Bathroom

Main Bathroom: Full

**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

- Maple trees line the curved driveway leading to this magnificent brick home set on estate-sized 0.558 acre lot
- Professional landscaping includes 8 maple trees, stunning dogwood tree at the front door, mature perennials and a border privacy hedge of emerald cedars
- 96.8 ft. of lake frontage
- 2 story solid brick construction, custom built by Bruce Weinmaster
- Exposed aggregate driveway with lots of extra parking
- Renovated in 2009-2010, new roof (50 year limited warranty, "Owens Corning Shingles") Pella windows, some with built in blinds, new plumbing, sundeck added on the full length of the home and accessible from the upper level bedrooms
- 20 x 60 ft. salt water pool, (new liner to be installed in the spring of 2017) hot tub, fenced back yard
- Covered patio with cedar decked ceiling, brick pillars, outdoor sound system, electrical patio heater, gas connection for BBQ
- Cabana kitchen lakeside with dishwasher and fridge with ice/water dispenser
- Cabana pool bathroom, walk in shower, linen-look tile floor
- Wheelchair accessible interior doors on main level
- Solid oak hardwood floors throughout, no carpet
- Water filtered through UV lights and charcoal filters
- 2 air conditioners, one for each floor
- Triple garage with 3 overhead doors, 3 wall heaters, built in cabinets and shelving, exterior side door, cabinets designed and sized for discreet storage of garbage bins
- Outdoor lights and Christmas lights on timers

## Foyer

- Glass paneled double front door with side light windows
- Modern stainless light fixture
- Guest coat closet, oak floor
- 2 story height with oak staircase, landing, glass and oak bannister
- Walk in closet with access to the crawl space

## Main Level Guest Bedroom/Office

- Bay window viewing the front yard
- Beveled glass French door
- Closet with built in cabinets
- Presently being used as an office
- Wheel chair accessible

## Living Room

- Formal living room designed with an open concept to the dining room
- Vaulted ceiling, bay window views the captivating front yard with the mature foliage and deciduous trees
- The sliding glass door views the lake giving access to the covered patio, lakeside yard and pool
- Features a gas stacked ledge rock fireplace with built in cabinets on either side complete with illuminated glass display units

## Dining Room

- Bay window overlooking the pool and lakeside yard
- Sliding glass door to covered patio
- Crystal chandelier

## Kitchen

- Granite island kitchen, a chef's delight
- Open shelving on the island, cook book shelving, glass display cabinetry
- Solid alder wood cabinets, soft close drawers, wood lined
- Recycling bins, glass upper units for china
- Sink in the island plus double sink facing the lake and pool, each sink with soap dispenser
- Tumbled travertine back splash with full back splash behind the stove, under counter lighting
- Vent A stainless hood fan
- Recessed lighting
- 2 dishwashers – one in the island and one that is raised for convenience and comfort in loading
- 2 side by side Thermador refrigerators, 6 burner gas range, built in oven, microwave and warming drawer

## Butler Pantry

- Cream stained cabinets, granite counter, tumbled travertine back splash
- Spacious pantry with upright freezer

# Detailed Information

## Nook

- Bay window to the view of the lake
- Brushed nickel chandelier compliments the brushed nickel pulls on the kitchen cabinets

## Family Room

- Cozy room with wood burning fireplace with gas starter and heatilator, finished in floor to ceiling brick with raised hearth
- Built in cabinets flank the fireplace and a wood storage area built into the brick facing
- Sliding glass door to the covered patio and pool
- Open design with the eating nook and kitchen
- Cabinetry with granite counter serves as a functional multi-use “drop station”

## Bonus/Media Room

- 2 skylights with blinds operated by solar power device
- Oak floor, recessed lighting
- Large walk in storage room
- Could be used as a main floor bedroom (6th bedroom), if needed
- Wheelchair accessible

## 3-piece Bathroom

- Wheelchair accessible interior door
- Granite counter, travertine back splash, under mount sink, soap dispenser
- Walk in tiled shower with travertine insert, illuminated with 2 lights, easily converted to wheelchair accessible shower

## Laundry Room

- Front load washer and dryer, raised counter, cream stained wood cabinets, Corian counter, sink with soap dispenser
- Tile floor, closet
- Built in laundry chute

## Mudroom

- Accessible from the side exterior door and the garage
- Oak floor
- Coat cabinetry with drawers

## Upper Level

### Bedroom

- View of the lake, oak floor
- Sliding glass door to deck, walk in closet

### Bedroom

- French door to the deck
- View of the lake
- Walk in closet with built in organizers
- Built in desk cabinetry, glass upper units, open shelving
- Recessed lighting, oak floor

### 4-piece Bathroom - Upper Level Main Bathroom

- 2 sinks, 2 soap dispensers, granite counter, walk in tiled shower with 2 lights, separate toilet, laundry chute

### Bedroom With Ensuite

- Bay window overlooking the front yard with the foliage of the mature trees
- 2 closets, recessed lighting

### 3-piece Ensuite Bathroom

- Marble floor, under mount sink, soap dispenser, granite counter, walk in marble shower with mosaic marble insert

### Master Bedroom

- Expansive panoramic views of the lake and mountains
- Stacked natural stone gas fireplace with wood mantel, 2 recessed lights over the fireplace
- Sliding glass door to the deck
- Generous sized master bedroom closet with built in cabinetry, drawers and organizers, upholstered bench
- Space for exercise area part of the master bedroom closet

### 5-piece Ensuite Bathroom

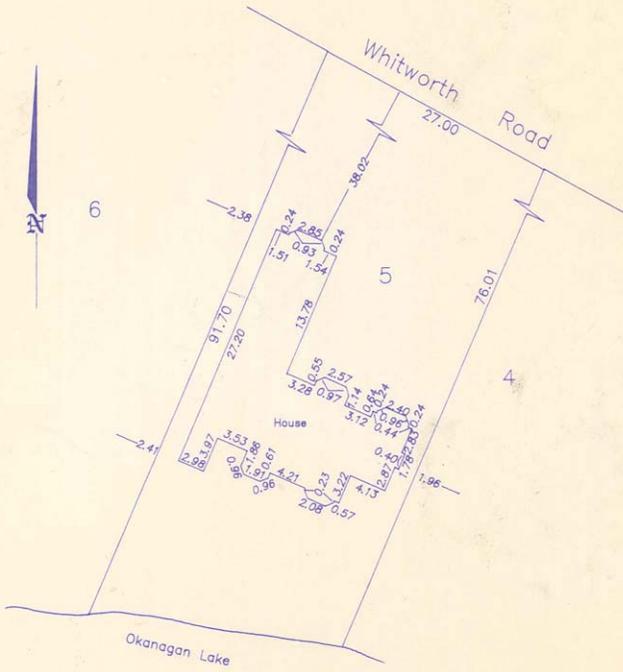
- Captivating views of the lake from the bay window
- Heated marble floor, 2 sinks, granite counter, Kohler stand-alone soaker tub, decorator faucet, walk in marble shower with 2 shower heads, one being a rain shower head, bench, illuminated with 2 shower lights

# BUILDING LOCATION CERTIFICATE

This is to state that on the 20 th day of March 19 90, a survey was performed under my superintendence, on the property described as follows:

2553 - Whitworth Road Lot 5, D.L. 487, ODYD, Plan 35335.

The building(s) erected on the said property is (are) wholly within the boundaries thereof, and does (do) not encroach on adjoining properties. The accompanying sketch shows within acceptable tolerances the size of the building and property, and their relative positions. This sketch is not to be used for the establishment of property boundaries.



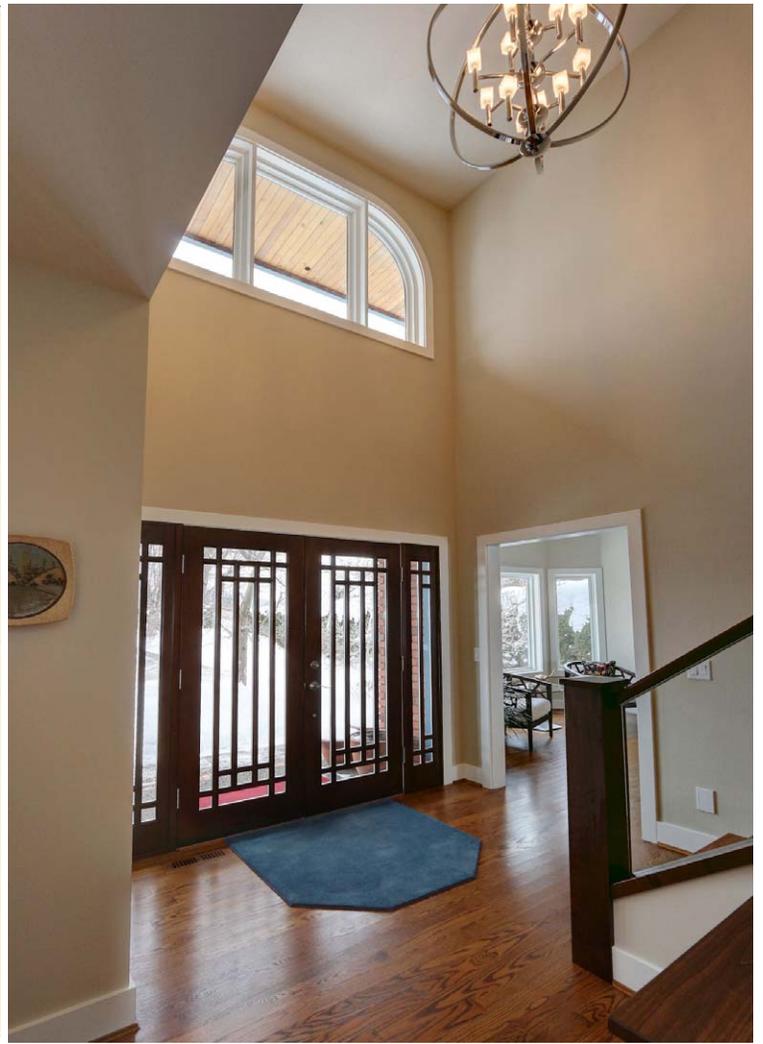
**FRITSCH & ASSOCIATES**  
Legal & Engineering Survey Consultants

*[Signature]*  
BRITISH COLUMBIA LAND SURVEYOR

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The 20th of March 19 90

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