



JANE HOFFMAN
REALTY



12391 Pixton Road - Lake Country, BC
The Waterside Farm - 8.55 Acres of Privacy on the Lake

FEATURES AT A GLANCE

Lot Size: 8.55 Acres, approximately 850 ft. of water frontage

Age: 2017

Main Home Finished Area: 20,306 sq. ft.

Main Level: 9142

Lower Level: 11,164

Guest Wing Finished Area: 4163 sq. ft.

Upper Level: 2327 sq. ft.

Lower Level: 1386 sq. ft.

Bedrooms: 8

Bathrooms: 13, 11 full and 2 two-piece

Attached Garage Main Level: 1778 sq. ft.

Attached Garage Lower Level: 2124 sq. ft.

Exterior: Wood, Stucco, Stone

Roof: Tile

Heating: Geothermal

Cooling: Central Air

Fireplaces: 4

Water: Lake Intake, full water purification system

Irrigation: 50 zone

Sewer: Private sewer treatment system & dispersion field, serves both residences

Paved Area Lower Patios/Pool Deck: 9985 sq. ft.

Paved Area Upper Level Patios and Stairways To

Grade: 5560 sq. ft.

*Measurements from plans

Inclusions:

- Viking 6-burner gas cooktop, Wolf built-in oven
- Wolf built-in convection microwave
- Walk-in refrigerator
- Built-in warming drawer
- 4 sets of Maytag Maxima XL Steam frontload washers & dryers
- Wolf 4-burner gas cooktop and secondary oven
- Sub Zero stainless steel freezer
- Sub Zero ice maker
- Bosch dishwasher, Wolf wall oven
- KitchenAid compactor
- KitchenAid 4-burner gas range with OTR steel vent hood
- JennAir double panel fridge with bottom freezer drawer
- JennAir dishwasher & microwave in island
- Built-in Panasonic microwave, Perlick beverage refrigerator

Caretakers Residence: 1820 sq. ft.

Upper Level: 1580 sq. ft.

Lower Level: 240 sq. ft.

Bedrooms: 2

Bathrooms: 3, 2 full and 1 two-piece

OVERVIEW

The Property

- “The Waterside Farm”, a luxurious lakeside retreat nestled on Lake Okanagan in the peaceful, quaint rural city of Lake Country BC.
- This exquisite estate is positioned on 8.55 acres of waterfront offering approximately 850 ft. of shoreline.
- Luxury at its finest offering unmatched artistic brilliance, state of the art technology and outstanding attention to details.
- Expertly crafted by Doug Pusey of award winning Legacy Homeworks in 2017.
- Tara Sullivan Woll of Red Crayon instrumental in styling and design, creating a warm inviting interior & exterior.

Arrival

- Arrival at “The Waterside Farm” is through secure gated entry that meanders past 5 acres of peach orchard to the majestic porte-cochere entry and welcoming front entry doors.
- A tastefully designed landscape compliments the natural stone and wood exterior, manicured gardens, raised beds, pathways that lead to poetic retreats, creative hardscape and points of relaxation have been thoughtfully integrated through out this estate.
- This one-of-a-kind property exudes a true “Zen” experience on arrival allowing the senses to immediately relax from the “hustle and bustle” of everyday living.

Lakeside

- Stairway landing to boat dock, 22 steps from the home
- Newly installed wharf system.
- Composite decking, steel piles, lighting and seasonal water hook ups.
- Storage containers on beach side of dock, lockable, with electrical outlets.
- Deep water moorage.
- Offers boat lift and two seadoo lifts.
- The center of the wharf could handle an oversized boat if desired.

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.







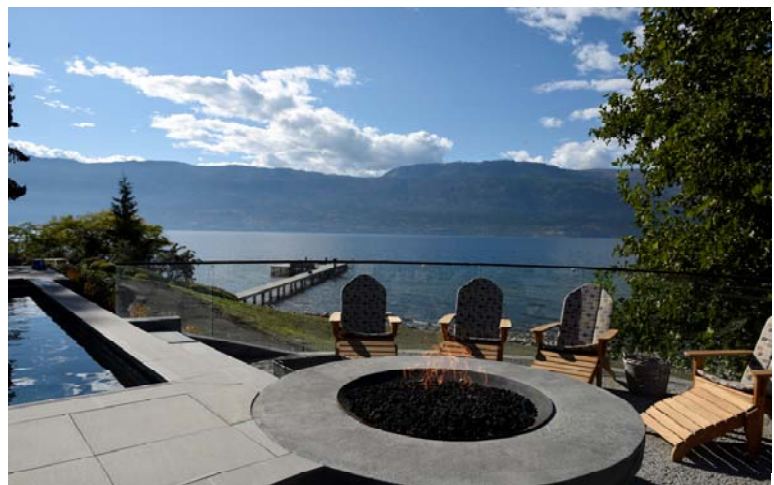
MAIN LEVEL MASTER BEDROOM





NORTH WING BEDROOMS

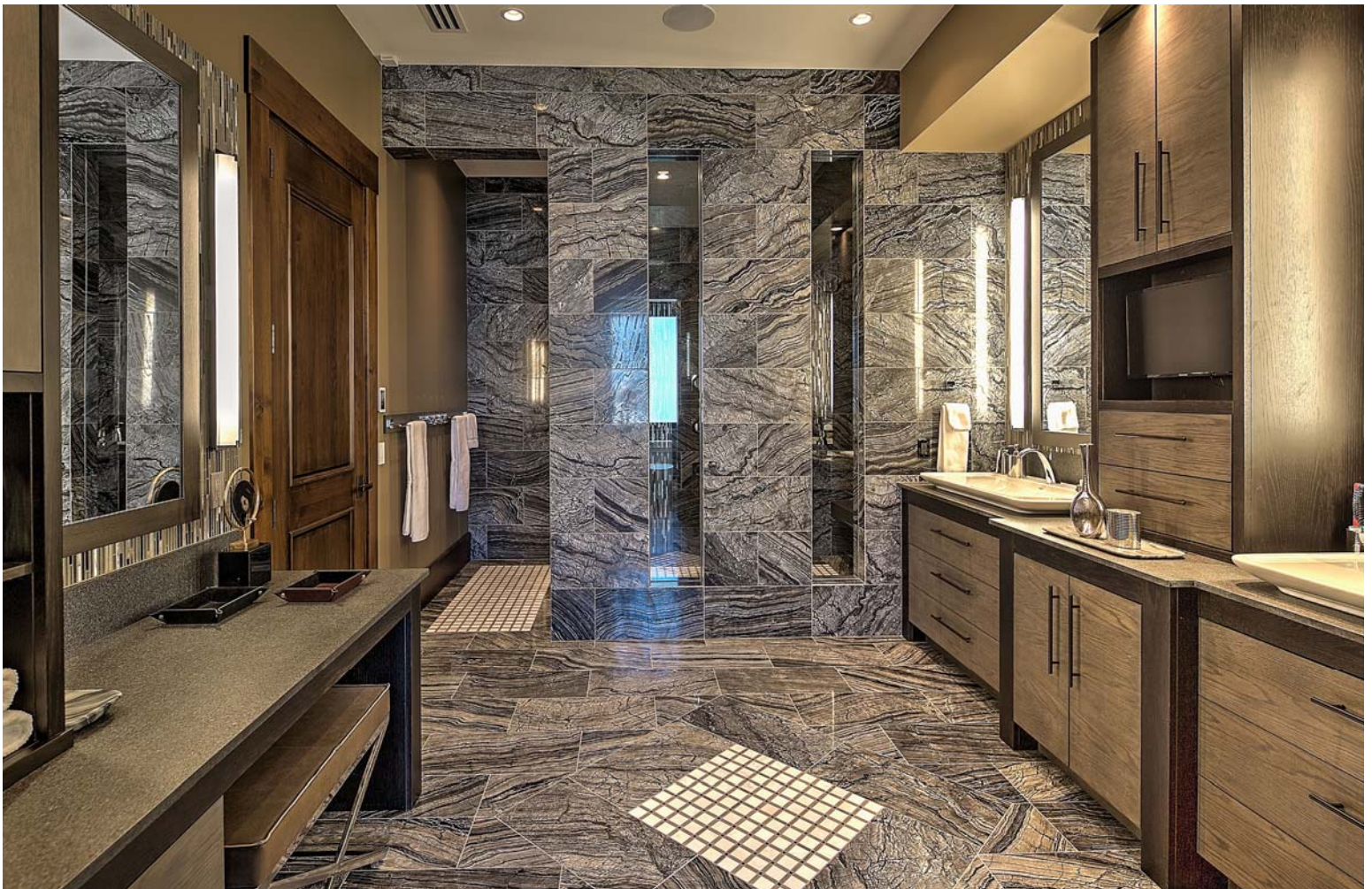




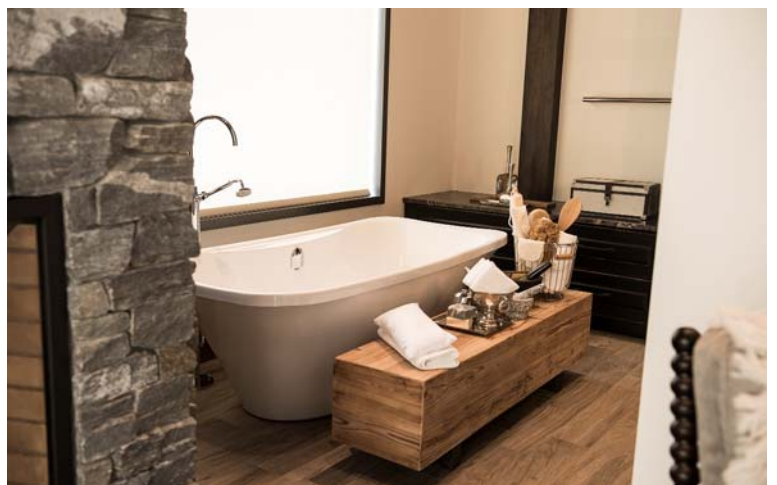
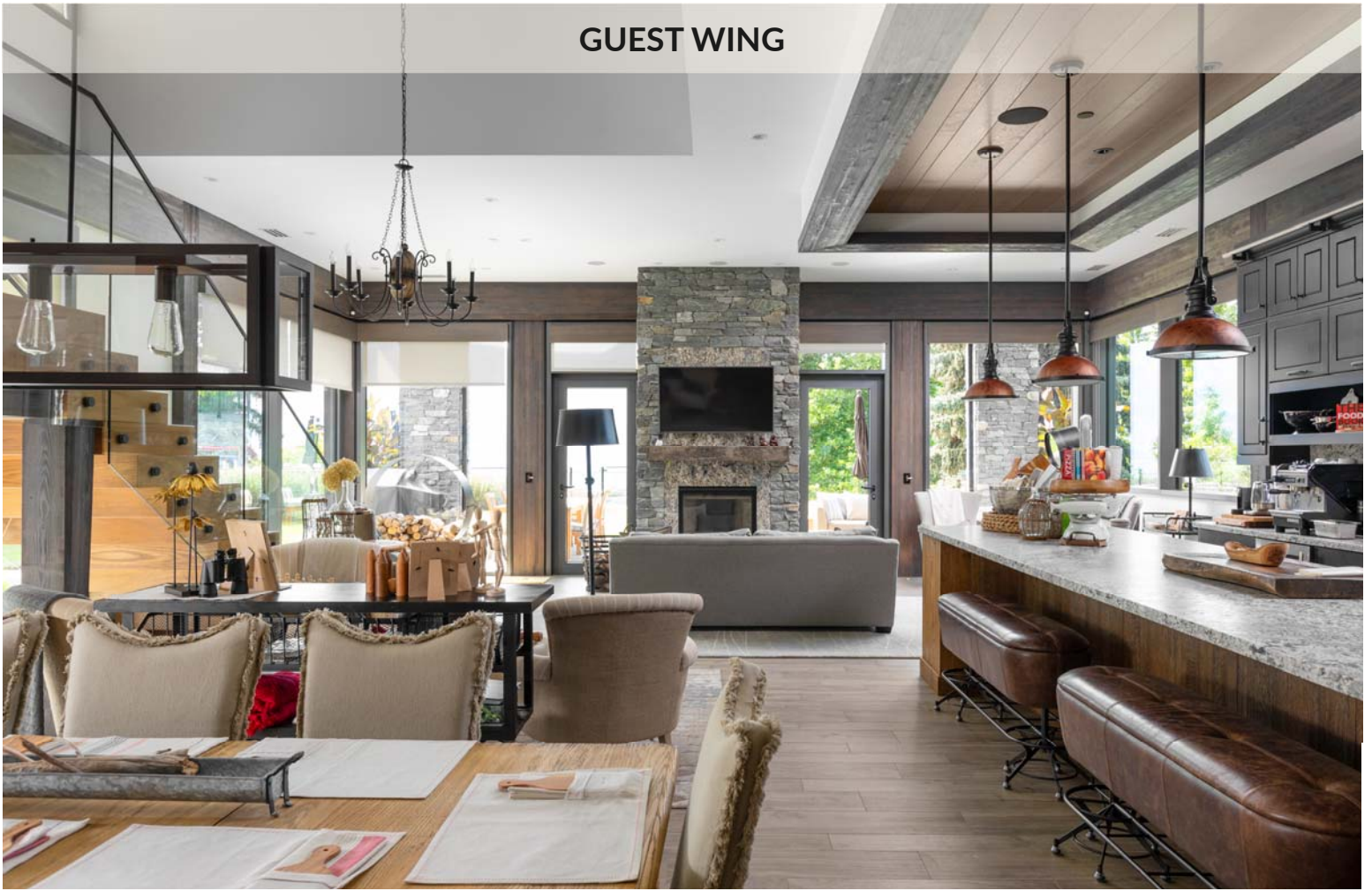
LOWER LEVEL FAMILY ROOM/WET BAR



LOWER LEVEL MASTER BEDROOM



GUEST WING





DETAILED INFORMATION

- Landscaping surrounding the home is perfect blend of deciduous trees, rolling green and manicured beds with colorful plantings for seasonal enjoyment
- 5 acres planted in peaches that line the meandering drive to the home
- Pebbled pathway to the lakeshore will accommodate vehicle, however very easy transition to lakeside from the home
- Generous outdoor living areas on upper and lower levels
- Glass railings on all exterior balconies for uninterrupted views to the lake and mountain
- Exterior built in kitchen features stainless steel sink, stone on island to relax and enjoy the view
- Floating membrane floor tile on outdoor balconies, easy care and replacement
- Wood lined electrical outlets
- Legacy did all the custom millwork in conjunction with True Wood
- Zeta stonework in gallery
- Walnut interior stairs, alder wood doors and baseboards
- Heated Italian porcelain tile plank flooring throughout most of the home
- Windows and sliding door systems by Schuco
- Each exterior staircase contains storage underneath
- Lutron Blinds
- Elan Home Automation system designed and installed by UFO Canada out of Vernon. It controls the audio, video (27 TVs), lighting, blinds, security system & cameras, intercoms and various security & safety sensors, some gates & doors, etc.

2 Attached Garages

- Park up to 10 vehicles with ease
- Main level garage – 1778 sq. ft. with 25 ft. wood beam and steel bracket ceiling, can place hoist if desired
- Lower level garage – 2124 sq. ft.
- Fully heated, epoxy flooring for easy care, insulated
- Convenient hot and cold water

Mechanical

- Geothermal heating and cooling with natural gas boiler backup. Automated HVAC control system with custom graphical interface for remote temperature & humidity adjustments
- Heat Pump, 35 zones of floor heat
- Generator if power goes out
- On site water filtration plant for domestic water to both homes

Dock

- Shoreline installed the dock
- Composite decking, steel pilings

- 2 seadoo lifts
- Center section could support 35-foot boat Electrical, audio, seasonal water

Entry

- Arriving at this estate thru gated entry winds past peach orchard to access main home
- Majestic Porte-cochere entry features 26-foot wood lined ceiling
- Impressive custom designed oversized metal chandelier at entrance, complements the metal art piece in the raised front landscape bed
- Solid wood 10 ft. door with interior steel 4-pin locking system, accented with copper handles
- Stunning feature wall finished in Okanagan stone from floor to ceiling upon entry
- Feature wall accented perfectly with metal sculpture and illuminated by wall scone lighting
- Knotty Alder sliding barn door to closet for guests

Mud Room

- Spacious mud room allows for lots of storage of coats and shoes all closets with interior organizers
- Glass door entry with six-point locking system
- Access to garage
- Metal casings on the window
- Convenient seating bench with under seating storage

Kitchen

- Gourmet kitchen positioned in the center of the home with open access to dining and great room
- Floor to ceiling windows in the open concept with exceptional lake views
- 31 ft. ceiling height in the open design features wood lined ceiling and 12 inch exposed beams
- Oversized center island seats 8-10 people with ease, L-shaped with raised bar incorporated into the design
- Highlighting the island is intricate modern pendant drop lighting
- Under cabinet task lighting
- Warm natural tone granite surfaces in color complementing the wood in the ceiling
- Two toned ample wood cabinetry with interior organizers, convenient pull out storage caddy adjacent to the stove, built in recycling cabinets, pull out hanging rack for dish towels, sliding tiered cutlery organizers
- Dove tailed interiors on cabinetry
- Hammered steel custom hood vent over professional gas stove
- Stainless steel door to walk-in refrigerator with access to main kitchen and full butler's pantry
- Evoline electrical pull out outlet

Butler Pantry

- Bosch dishwasher and Wolf wall oven
- 4-burner Wolf cook-top
- KitchenAid compactor
- Subzero ice maker
- Garburator
- Full secondary kitchen offers upper and lower cabinetry
- Butcher block island
- Hammered brushed steel hood vent
- Marble tile backsplash
- One-piece matte finished stone countertop and backsplash
- Recessed lighting and sound

Dining

- Located in the center of the open concept design
- Easy transition to the exterior deck to dine on warm summer evenings
- Built in dining hutch, solid wood with glass doors with display lighting
- Host large gatherings
- Floor electrical
- Wrought iron rustic chandelier with Edison bulbs
- Ceiling fans

Wet Bar

- Conveniently placed wet bar situated just off dining and great room, finished in same styling as kitchen
- Honed granite countertop, wood lower cabinetry, upper open shelving with rope lighting
- Stainless steel sink
- Recycling bin cabinet
- Access to outdoor deck

Great Room

- The Great room offers cozy comforts in front of the stunning gas fireplace
- LED simulated embers, soapstone lined firebox
- Expansive open firebox with Kettle Valley stone that runs from floor to 31 ft. ceiling height
- Massive reclaimed wood mantle completes the finishing on the fireplace
- 31 ft. of wall to wall windows that slide open to the lakeside

Vestibule

- Central sitting area between the south and north wing
- Features stunning glass beveled chandelier
- Sliding glass doors to exterior casual lounging
- Access to lower level

2-Piece Guest Bathroom

- Steps from kitchen
- Elegant design features decorative vessel sink on honed granite countertop
- Floating faucet
- Decorative textured wallpaper, illuminated by beveled glass sconces, matching vestibule lighting
- Frosted opening window allows for natural light
- Motion sensor lighting under cabinet

North Wing Bedroom 1

- King sized bedroom in the north wing positioned lakeside to wake and enjoy the view
- 29 ft. ceiling height
- Wall to wall sliding doors to lake view deck
- Media hook up

5-Piece Ensuite Bathroom

- Floating wood cabinetry with floor lighting
- Undermount his and her sinks, granite counter
- Intricate tiling surrounds the vanity mirror for interest
- 3 frosted wall sconces and recessed lighting
- Half wall with convenient pull out shelving
- His and her wall closet organizers with interior lighting
- Walk-in shower with tile surround features body jets, wand & rain showerheads, lighting, and seating bench
- Tub with handicap access

North Wing Bedroom 2

- Positioned to enjoy the lakeview
- 29 ft. ceiling height
- Modern wall lighting and inset lighting
- 15 ft. sliding glass doors to the lake view deck
- Media hook up

4-Piece Ensuite Bathroom

- 2 undermount sinks, granite counter with vanity area built into the counter design
- Granite backsplash, intricate mosaic tiled inlay surround vanity mirror
- Recessed within granite access to garbage below, under cabinet lighting
- Walk-in shower, sliding wand and rain shower heads, 3 inset niches for product
- Faux wood tiled from floor to ceiling
- His and her closets
- Linen closet
- Pull out garbage receptacle

Master Bedroom South Wing

- This master creates a restful ambiance with the amazing views
- Upper master bedroom privately located on own wing
- Hallway within the master is lined in glass to enjoy the lake view
- South west facing providing a bright interior and views the outdoor sundial
- Surrounded in windows, 28 ft. sliding windows to deck
- 13 ft. wall defines the closet from the bedroom with inset wood shelving for art displays, pearlized finish on walls
- Private deck leads gently to the waterfront
- Custom built-desk with open shelving and cabinets
- Opens to a walk-in dressing room that offers wall to wall storage systems
- 2 oversized islands with drawers with marble top and under island lighting
- Inset floor lighting
- 2 stainless steel and linen chandeliers over the island
- Seating bench with mirror backing, glass accented with wall sconces
- 9 cabinets with interior organizers
- Shoe shelving, hanging racks with open shelving
- Scarf/tie hanging cabinet organizers
- Deep drawers with glass pulls
- 27 ft. ceiling

5-Pice Ensuite Bathroom

- Marble counter with undermount his and hers sinks and linear tiled backsplash
- Make up vanity counter incorporated into bathroom design
- Didyma Dark Vein marble flooring
- Ample rough-cut oak cabinetry with blown glass upper displays
- Wall sconces, steel and bubble glass lighting
- Steam shower, marble bench, built-in sound, lighting, body jets, 2 wand shower heads, recessed niche for product, glass doors
- Free standing deep soaker tub, Victoria and Albert tub
- Open shelving, seating bench
- Privacy toilet

Laundry Room

- Master bedroom has access to laundry room
- Upper and lower cabinetry, Carrera backsplash
- Laundry sink
- 2-tiered counter
- Maytag Maxima steam washer and dryer
- Under cabinet lighting, hanging racks

Elevator

- At the entrance to the upper master bedroom with convenient access to the lower master suite
- Floor lighting
- Brushed steel interior with old world imprinted into the steel

Master Bedroom on Lower Level

- Same layout as upper master bedroom
- Custom headboard, flanking bedside tables with quartz tops, panels are illuminated behind
- Wall media
- Walk-in closet with quartz double island and same organizers as above in the walk-in closet
- Bench, high gloss finish on the cabinetry with grey behind
- Trayed ceiling with ambient lighting, two chandeliers, recessed lighting
- Under cabinet lights

5-Piece Ensuite Bathroom

- His and her oversized vessel sinks, Duran
- Black Serpentine marble flooring
- Heated mirror, granite counter tops
- Wall media in medicine cabinet
- Glass and metallic linear tiled backsplash
- Vanity table
- Large lighted shower, fully tiled with 2 heads shower heads
- Privacy toilet area with custom built-in shelving

Media Room

- True theatre experience
- Wall dampening tiered walls with inset lighting
- Professional sound system

Main House Gym

- Steam shower with finished with glass doors and 2-tiered seating areas
- 3 rain heads plus body jets
- Heated cork flooring in main gym area
- Farmers basket style sink, floating faucet granite counters
- Open shelving with undermount lighting
- Pull out metal laundry bin
- Media hook up
- Work out area with mirrored wall with full lake view sliding windows to patio
- Silhouette beverage refrigerator

Bedroom

- Built in bookshelf with industrial piping
- Sliding glass doors to the exterior lounging area
- Ceiling fan and wall media, wall scone lighting
- Leads to covered patio and lake beyond

3-Piece Ensuite Bathroom

- Glass shower with marble tile finish, bench seating, rain shower head
- Granite counter, under mount sink
- Frosted sconce lighting
- Built-in his and her cabinet closets

Lower Level Spa - Lake Change Room

- Barreled ceiling with recessed mood lighting
- Steam sauna lined in cedar, bench seating, media
- Open shower with granite walls, shelving at entrance to sauna
- Swimsuit sanitation machine suspended on wall
- Honed granite seating bench
- Glass door to covered patio
- Attached laundry room with steam washer/dryer, upper and lower cabinetry, honed granite counter
- Granite counter and backsplash, vessel sink with unique faucet, floating cabinet with lighting
- Privacy bathroom shared with main living area

Family Room / Wet Bar

- 21 ft. center raised bar with seating for 8
- Under seating lighting
- Titanium leather finished granite counter with antiqued wood edge
- Upper and lower cabinets, upper cabinets are backlit with sliding doors
- 2 sinks
- Fisher Paykel dishwasher, 2 Fisher Paykel beverage refrigerators
- KitchenAid ice maker, KitchenAid trash compactor
- Perlick beverage fridge, Perlick Wine cooler
- Dacor convection microwave
- Wood bead board wall accents the TV wall above cabinetry, 3 Samsung televisions
- Open concept with casual lounging set around gas fireplace
- Wall to wall windows lead to covered patio, 30 foot expanse
- Automatic sunshades on patio and direct access to lake
- Floating tile flooring

Wine Room

- Automated system sends an alert if there is a problem
- Fully surrounded in concrete and glass
- Temperature controlled
- Stand up wine tasting table
- Custom wine barrel with hammered metal sink on top
- Industrial piping for wine storage
- Rough old-world brick finish on floors
- Chandelier, wall sconces, full glass for optimum display of this room

Lower Level Covered Patio - Central Wing

- The outdoor patio leads directly to the lake
- Massive lounging area set in front of outdoor wood burning fireplace that is finished in stone
- Center island with honed granite raised seating bar for up to 10 people
- Built-in Panasonic microwave, stainless sink, Perlick beverage refrigerator
- Rough cut oak cabinet storage on inner wall
- Southern section of patio has 4 outdoor heaters suspended from ceiling, awnings/screens that come down automatically

Lower Level Garage/Man Cave

- 2500 sq. ft. garage
- Solid wood door access to exterior and mechanical
- Wood finished counter with flanking cabinets
- Vacuum
- 2-piece industrial styled, stainless steel undermount sinks
- Built-in work bench area with full cabinetry, stainless steel island with sink
- Utility shower with raised tiled dog washing station

Garden Workshop

- Gardeners room on lower level with access off garage man door
- Access through overhead sliding door, features work bench, stainless steel sink
- Counter and open shelving, fans
- Heated room, fire suppression

Outdoor Storage

- 4 shelves for kayaks
- Locker system with upper cabinets
- Heated with hot and cold water taps
- Paddle board storage

Outdoor Shed/Utility Garage

- North side of property near pathway to lake
- Outdoor garage for lawn mower or tractor, aluminum building, fully secure with overhead garage door
- Concrete blocks separating areas for mulch and soils

Peach Orchard

- Approximately 5 acres with approximately 400 peach trees
- Sold 30,000 lbs in 2019 at an average \$1.85 per lb

Breezeway plus interior access to the Guest Wing

- Interior lower level hallway/art room leads to guest wing
- Walks out to grassy area
- Feature wall in large dark grey tile panels
- Variegated tile wall
- Inset art lighting
- Bullet lighting accents tile floor

Guest Wing

- Guests will enjoy every comfort and luxury in the guest wing

Kitchen

- Open concept, a kitchen and dining experience that brings the warmth of the fireplace together with the ambiance of the lake
- 3 tone color schemes in cabinets, worn black finish, natural stain oak, oyster grey
- Honed granite counters
- Large center island with seating for 6-8 people
- 4 pendant copper lantern styled lighting over the island
- JennAir refrigerator, dishwasher, microwave, 4-burner gas KitchenAid duel fuel range, trash compactor
- Pot filler over the stove
- Honed granite backsplash to the ceilings, wood moldings
- JennAir wine refrigerator, JennAir beverage refrigerator
- Stainless steel ladder, for upper cabinets, sliding rail at cabinet top
- Steel hood vent with wrought iron finishing
- Custom built in computer desk with same countertop as the rest of the kitchen, upper open shelving, and flanking cabinets, 2 filing drawers
- Wall pantry with stainless steel shelving, slide pot drawers
- Trayed wood lined ceiling with indirect mood lighting
- 2 recycling bins, convenient tiered sliding utensil drawers

Dining

- Adjacent to kitchen island, seats 8 comfortably
- Modern chandelier in brushed steel and Edison bulbs
- Casual seating area off dining with rustic wrought iron chandelier

Great Room

- Wood burning fireplace complete with metal mantle and stone to the ceiling
- 2 flanking French doors lead lakeside patio
- Covered patio with 2 heaters

2-Piece Powder Room

- Privacy toilet
- Built-in cabinetry to ceiling
- Mirrored feature wall framed in granite
- Raised cabinetry with rough edge wood counter, hammered metal sink
- Amazing finishing detail is the the salvaged teak used for the backsplash
- 2 pull out vanity drawers for sundries, keeping counters clean

Laundry/Mudroom

- Door to access exterior, north side
- 2 recycling pull outs
- Maxima steam washer and dryer, commercial technology
- Stainless steel sink, upper and lower cabinetry with soap dispenser
- Under cabinet lighting

Guest Wing Master Bedroom

- Positioned to enjoy the setting sun and the lake, large wrap around windows
- Gas fireplace with granite stone surround and wood mantle with media above rises to the 26 foot ceiling height
- Ceiling fan
- Glass door access to lake view deck

5-Piece Ensuite Bathroom

- Free standing soaker tub with air jets, large window that frames the view
- Wand shower head and free-standing faucet
- Soft fabric lighting
- His and her under mount sinks, granite counter
- Convenient media hook up
- Lighted his and hers closets
- Medicine cabinet
- Seamless glass shower surrounded in tile with inset niche for product, body jets, rain and wand shower heads, seating bench

Bedroom

- 2 sets of custom built-in bunk beds, sleeping 4 comfortably
- Bead board walls, ship styled reading lights, stainless railings, under bed storage
- Built-in computer desk with media

3-Piece Ensuite Bathroom

- Walk-in shower, granite bench, product storage
- 2 sliding hand wand showers, 2 undermount sinks, 2 faucets
- Walk-thru closets with organizers, built-in dressers and hanging racks

Bedroom #3

- Positioned adjacent to the kids' room
- Features lovely natural views and glimpses of the lake to the north

4-Piece Bathroom

- Granite counter with undermount sink
- Medicine cabinet
- Raised cabinetry
- Wall sconce lighting, inset lighting
- Shower glass frames the lake view
- Soaker tub with travertine surround
- Walk-in closet with organizers

Caretakers Home

- The caretaker's home is positioned at the top of the property nestled amongst the peach trees
- The lower level of the home features an oversized garage to process the peach crop in season
- This area utilized for boat storage in the winter months
- Adjoining the garage is a sales center and office for customers
- The upper floor is the living quarters and features 2 bedrooms and 2 baths
- Open concept dining, kitchen, living room with access to lake view deck
- Stunning kitchen with ample wood cabinetry and center island
- Master bedroom complete with private bathroom
- Second bedroom set on the lake side

Pool and Hot Tub

- Saltwater pool and spa built by Valley Pool have a Pebbletech finish with inlaid glass mosaics supplied by Oceanside Tile. Geothermal or natural gas heating





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