



JANE HOFFMAN
REALTY

LAKESHORE HOME ON 1.36 LEVEL PROPERTY - 120 FT. OF SHORELINE



PROUDLY MARKETED BY JANE HOFFMAN

15686 Whiskey Cove Road
Lake Country, BC

DETAILS

Address	15686 Whiskey Cove Road Lake Country, BC	Bedrooms	7
		Bathrooms	5, 4 full, 1 half
		Finished Area	6050 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	1.36 Acre, 184.35 ft. x 418 ft.	Year Built	1985, Substantially Renovated
Water	Lake Intake	Exterior	Stone, Other
Sewer	Septic tank and field	Roof	Metal
Views	Lake, Mountain, Valley, City	Heating	Natural Gas, Forced Air, In-Floor Water
Main Residence	3975 sq. ft.	Fireplace	1 Gas
Guest House	1020 sq. ft.	Garage/Driveway	Main Attached Double + Attached Single on 1 Guest House
Guest House	1055 sq. ft.		
Detached Gym	438 sq. ft.	Foundation	Concrete

Room Sizes - Main Residence	Guest House - 1020 sq. ft.	Inclusions
Foyer: 16'11 x 10'9	Kitchen: 11'2 x 11'2	• Maytag stackable washer & dryer
Dining Room: 18'1 x 28'7	Living Room: 18'5 x 11'9	• ASKO washer & dryer
Kitchen: 18'5 x 15'5	Dining Room: 11'4 x 11'2	• John Wood & Superflue HWT
Living Room: 19'11 x 11'6	Bathroom - Full: 4'11 x 7'9	• Lofebreath central ventilation system
Bathroom - Half: 6'10 x 4'10	Bedroom: 11'3 x 13'1	• Lift master garage door opener
Primary Bedroom: 19'6 x 15'10	Bedroom: 19'9 x 11'4	• Kitchen aid microwave
Walk-in Closet: 5' x 7'		• Profile electric oven
Ensuite - Full: 14'8 x 10'10	Guest House - 1055 sq. ft.	• Kitchen aid dishwasher
Bathroom - Full: 8'3 x 8'3	Living Room: 18'4 x 15'11	• Crestron automation system
Bedroom: 11'8 x 14'7	Dining Room: 8'2 x 4'0	• Profile electric oven
Bedroom: 11'10 x 11'0	Kitchen: 12' x 8'2	• Kitchen aid microwave
Rec Room: 23'11 x 17'5	Bedroom: 9'5 x 15'8	• Bosch dishwasher
Garage: 24'2 x 28'	Bedroom: 10'3 x 17'8	• Sun-zero fridge
Detached Gym: 34'11 x 11'2	Full Bathroom: 8'5 x 5'1	• VIKING garbage packer
	Garage: 10'3 x 26'9	• Thermador gas stove
		• Kitchen aid mini fridge
		• Vermont Signature BBQ, DSC BBQ
		• Zoë & Maxs Brain Freeze slushy machine

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.



MODERN CONTEMPORARY LAKEFRONT HOME PLUS 2 COTTAGES

Spectacular from the moment you drive thru the gates to this lakeshore paradise on Okanagan Lake! This rare & desirable 1.36 acre level property offers panoramic lake views and easy, level access to the waters of Okanagan Lake & dock. 120 ft. of shoreline.

Tree-lined driveway leads to this stunning modern contemporary home that has been exceptionally renovated. Floor to ceiling, wall to wall windows that all open to an expansive lakeside patio, outdoor kitchen and lake beyond.

Main home features expansive main floor living areas, huge great room with 2-way fireplace that is shared with the dining area. Dining room seats 18 with ample room for more if needed! Chef worthy island kitchen with top of the line appliances. The primary bedroom is positioned lakeside enjoying the incredible lakeview plus the stunning outdoor fire feature. Finishing the master suite is a spa styled bathroom with every luxury including a wine refrigerator. Two additional bedrooms with adjoining rec-room.

Two additional guest homes are on the property that boast over 2000 square feet of guest living. Fully landscaped grounds with soccer field, detached luxurious home gym & mature trees for added privacy.

Licensed boat dock with lift and seadoo lifts. Ample room to park in and out for all the toys.

Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-0088

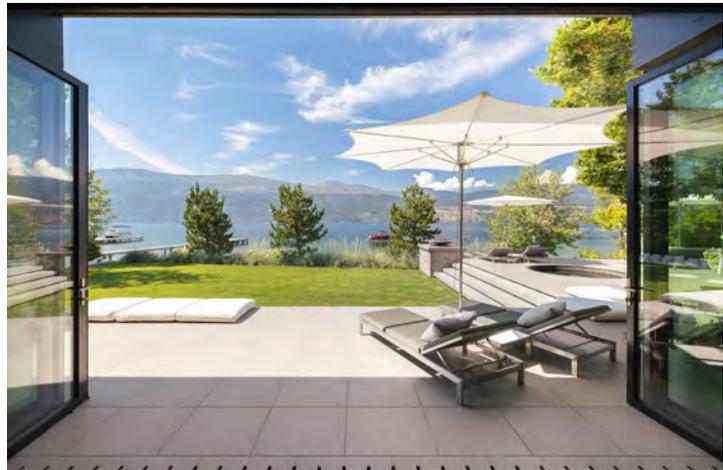












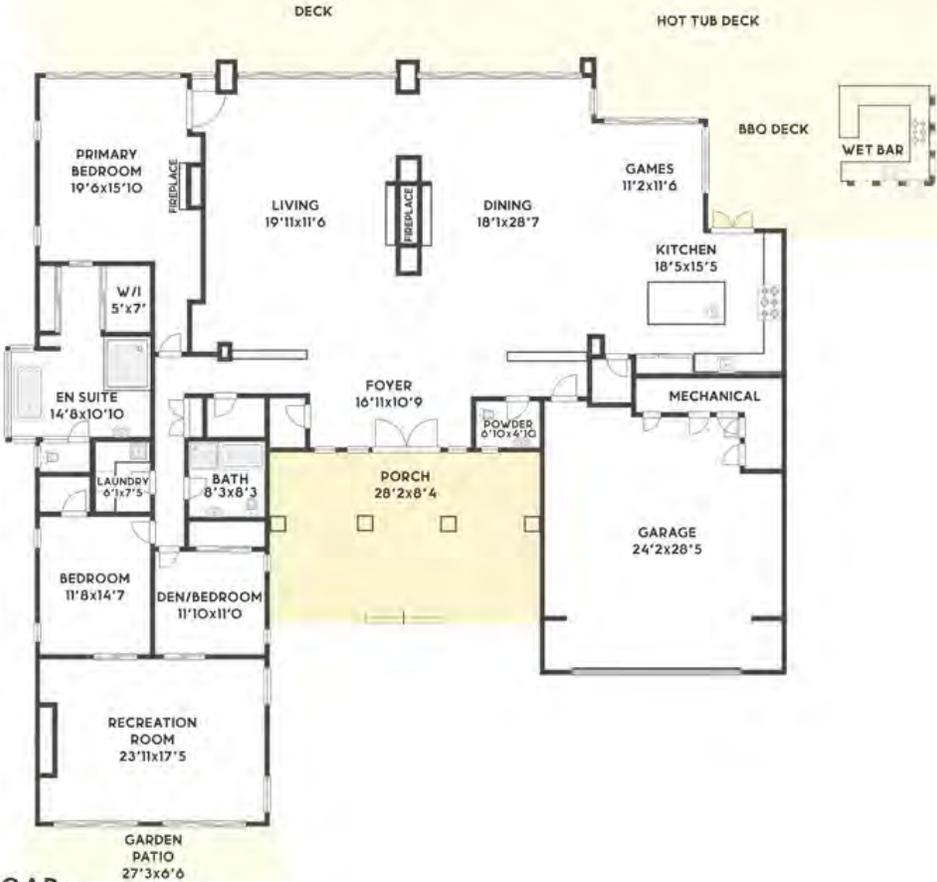








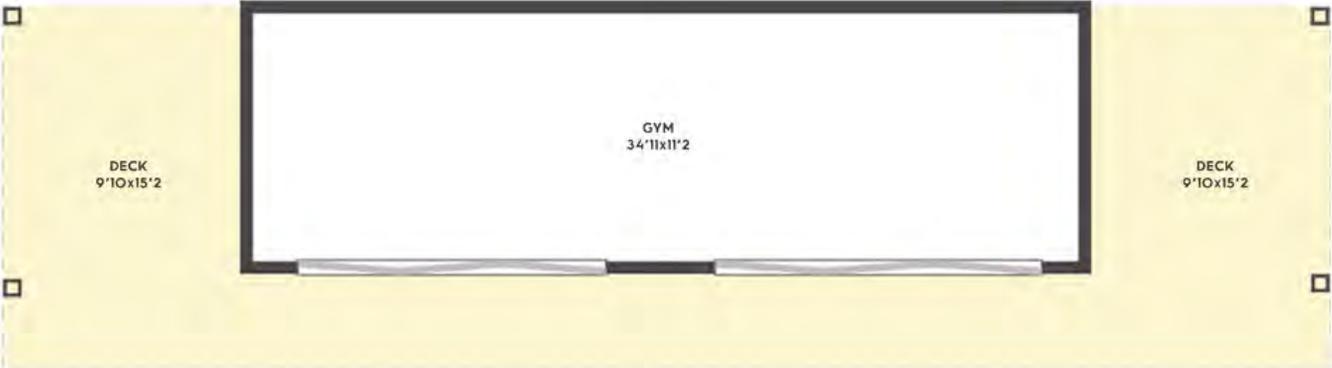
7 BED | 4.5 BATH | 6050 SQ.FT
 MAIN RESIDENCE 3975 SQ.FT



15686 WHISKEY COVE ROAD

Tan regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.

7 BED | 4.5 BATH | 6050 SQ.FT
 GYM 438 SQ.FT



7 BED | 4.5 BATH | 6050 SQ.FT
GUEST HOUSE 1055 SQ.FT



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7 BED | 4.5 BATH | 6050 SQ.FT
STUDIO 1020 SQ.FT



EXCEPTIONAL FEATURES

- Ultimate lakeside retreat on the fresh waters of Okanagan Lake
- Sure to capture the hearts of all who enter this stunning estate with modern beach house in Whiskey Cove, the ultimate in lakeshore living
- Property optimizes the lakeside setting with generous outdoor living space including a unique seating area at the waters edge
- Level 1.36 acre property with 120 feet of pebbled shoreline
- Boat dock with lift and 2 seadoo lifts
- 20 minute drive to all amenities of Lake Country, 40 minute Drive to Kelowna, short drive to Predator Ridge Golf Course and many wineries nearby
- Totally modernized main home, the vision behind the new design was to blend the interior seamlessly with idyllic lakefront setting
- Contemporary styling and design, softened with extensive use of rich wood accents
- 2 guest houses are located on the property finished in the same high standards as the main house
- Home monitoring system provided by Centron, an industry leader. Lights, alarm, sound, temperature and fireplace control can be remotely accessed from afar
- 12 foot ceiling height throughout the main home
- Oversized outdoor lakeside patio features numerous lounging areas, in-ground hot tub, outdoor kitchen and fully covered outdoor dining area
- Covered outdoor kitchen solid surface countertops, DCS professional BBQ, stainless steel cabinetry, sink, ice maker and refrigerator
- Misters above bar and outdoor dining room
- Mechanical is situated in the garage: Viessman system, heat recovery system, UV lighting
- Heated floors
- 15 zone in and out sound system

Entry/Foyer

- Secure gated entry opens to paving stone driveway accented by tall trees and shrubs that line the driveway
- Large open green space borders the drive currently used as private kids soccer field
- Oversized parking area at main home
- Front covered patio at main entrance
- Double doors, glass panes set in wood frames with two flanking windows creating a bright entry
- Immediate view of the idyllic lakeside setting

Great Room

- Positioned in the centre of the room is a 2-way gas fireplace that defines and separates the living room from the dining room
- Fireplace is framed in grey marble which is further enhanced by paneled wood that reaches from floor to ceiling
- Full sliding doors open to the lakefront outdoor lounging patio

Dining Room

- Grand dining room, lots of space to host large gatherings
- Full sliding glass wall to the exterior extending the dining experience to the beautiful outdoor setting

Dining Room Cont'd

- 2 stunning glass chandeliers provide soft lighting by night
- Gas fireplace finished with wood and marble can be enjoyed from this room

Kitchen

- Open to dining room, perfect for entertaining
- Generous 5 person island and adjacent eating nook provide ample seating for family and guests
- Stunning polished marble (Blue Savoy) on counters and also used as backsplash
- Professional appliances including built-in cappuccino machine
- Eating nook is defined by the modern crystal chandelier
- Glass doors open to exterior
- Abundance of wood cabinetry and walk in pantry provide ample storage

Primary Bedroom

- Positioned lake side with glass doors leading out to the private patio & day bed with shade awning
- From this vantage point you will see a unique fire feature
- The homes second fireplace is in the primary bedroom, custom built in cabinets, open shelving and media above
- The vaulted ceiling and seamless transition to the outdoors creates a spacious and airy environment
- Secret passage door from the primary bedroom to the great room
- Walk-In Closet - made easy and accessible with full wall of cabinetry and his and hers closets

4-Piece Ensuite Bath

- Ultra-modern space features white tiling, linear vessel sink, jetted tub with overflow affect, double steam shower and frosted glass door leads to privacy toilet

Additional Bedrooms/Recreation Room

- Two large additional bedrooms with front courtyard views and sharing rec-room with mounted media, liner gas fireplace with shelving on either side
- Both bedrooms are equipped with closet spaces that include hanging racks and additional storage
- Surround sound throughout both rooms

4-Piece Bathroom

- Vanity with marble countertops, mounted mirror and LED lighting
- Seamless glass/tile walk in shower with recessed lighting
- Tiled in soaker tub

2-Piece Bathroom

- Guest bathroom features vessel sink and wood cabinetry
- Tile flooring, frosted glass door

Guest House #1

The closest guest house to the driveway offers a large outdoor patio with pergola
Single attached garage with additional storage beside
Open concept kitchen, dining and great room
Living room offers double French doors to covered patio and gas fireplace
Galley styled kitchen with custom built-in table and bench
Kitchen is finished with granite countertops, wood cabinetry with stainless steel pulls that complement the stainless steel appliance package
2 bedrooms and 1 bathroom
Totally self-contained including laundry room

Guest House #2

- A grassy courtyard with inset stepping between the 2 cottages
- The main living area is slightly larger than the other cottage
- The difference is a full eating/dining area with French doors to outdoor dining
- Living room features a gas fireplace with concrete surround and media above
- Dining is accented by stylish chandelier
- U-Shaped kitchen with 3-person attached seating bar
- Same top quality finishings
- 2 large bedrooms and 4-piece bathroom

Gym

- Located at the top of the property line and overlooking the estate, you will enjoy the open concept with the nano doors to the outdoors
- Wall-to-wall mirrors with mounted media, surround sound and recessed lighting
- Overlooking the outdoor soccer field





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