



JANE HOFFMAN
REALTY

BRAND NEW WATERFRONT HOME



PROUDLY MARKETED BY JANE HOFFMAN & LISA SALT

5-80 Kestrel Place
Vernon, BC

DETAILS

Address	5-80 Kestrel Place Vernon, BC	Bedrooms	4
		Bathrooms	6, 4 Full, 2 Half
		Finished Area	4699 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.14 Acre, 62.79 ft. x 60.5ft.	Year Built	2023
Water Fontage	91.65 ft.	Exterior	Brick, Stucco
Water	Private Utility	Roof	Torch On
Sewer	Connected	Heating	Natural Gas Forced Air, In-Floor Electric in ensuites
Views	Lake, Mountain	Cooling	Central Air
Main Level	1475 sq. ft.	Fireplace	2 Fireplaces, Electric, Gas
Upper Level	1644 sq. ft.	Garage/Driveway	Attached Double
Lower Level	1580 sq. ft.		
Foundation	Concrete		

Room Sizes - Main Level

Kitchen: 18'0 x 15'2
Dining Room: 16'0 x 13'8
Great Room: 15'0 x 13'4
Mud Room: 5'6 x 6'6
Bathroom: 2-Piece
Foyer: 8'2 x 10'6
Den / Office: 9'6 x 12'0
Garage: 24'0 x 23'0

Room Sizes - Lower Level

Games Room: 14'0 x 15'6
Media Room: 18'10 x 17'9
Gym: 13'4 x 22'0
Bathroom: 2-Piece
Bedroom: 14'1 x 12'0
Ensuite Bath: Full
Utility: 14'10 x 7'4
Patio: 38'6 x 10'10

Room Sizes - Upper Level

Primary Bedroom: 16'6 x 16'6
Full Ensuite Bath: 17'0 x 12'0
Laundry: 7'6 x 10'4
Bedroom: 11'9 x 13'6
Ensuite Bath: Full
Bedroom: 11'9 x 12'11
Ensuite Bath: Full

Inclusions

- Miele 36-inch Design Series refrigerator, paneled
- Wolf 48" dual fuel range w/ 6 burners and griddle
- Faber Professional hood fan insert & blower
- Miele built-in coffee maker, plumbed
- Miele dishwasher, panel ready
- Subzero 30" Designer Wine Storage with Refrigerator Drawers
- Scotsman Brilliance Ice Maker, paneled
- Kitchenaid fridge drawers
- Fridgidair Professional all freezer
- Whirlpool washer/dryer
- Panasonic microwave (2)
- Napoleon Built-In BBQ with Storage Drawers below

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.



WELCOME TO 5-80 KESTREL PLACE

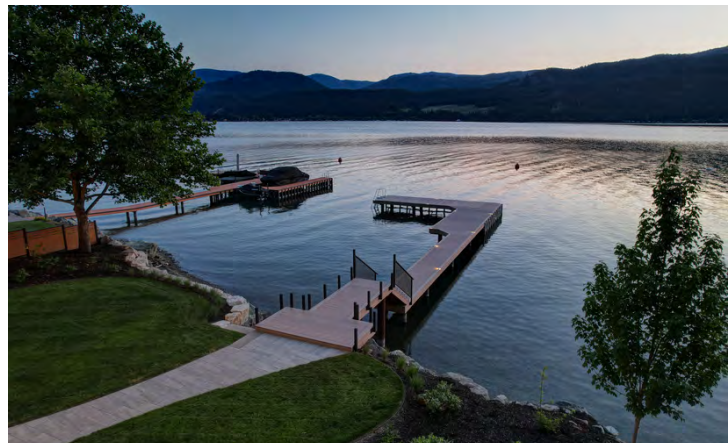
It's not hard to imagine the breathtaking life on the lakefront that this new-construction Okanagan Lake gated estate offers. The impressive property by Rockwood Custom Homes offers an incredible attention to detail, with high-end finishes, top-of-the-line construction, and state of the art technology. Inside and out, a pleasing fusion of contemporary design and natural material combine to create a serene environment. Upon entry, the expansive main floor awaits with lofty ceilings, floor to ceiling glass, and engineered hardwood flooring. The gourmet kitchen with high-end appliances and custom cabinetry flows seamlessly into the dining and living areas with 3-sided fireplace. Unified indoor/outdoor living awaits with direct access to the covered deck via the great room.

Above the main floor, three separate bedroom suites await. Included is the primary, complete with a large dressing room and spa-inspired ensuite bath. Below the main floor, the fully developed lower level awaits, complete with a gym, media and games area, and a fourth bedroom suite. With direct access to the covered patio and waterfront, this space is wonderful for entertaining on the Lake. Guests will love strolling down the lengthy dock complete with composite decking and automated lighting. This spectacular property will also include an entire landscape package. Take a look today and imagine the possibilities.

DISCLAIMER: Builder reserves the exclusive right to substitute or amend any specification to a like-quality option at any time.

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



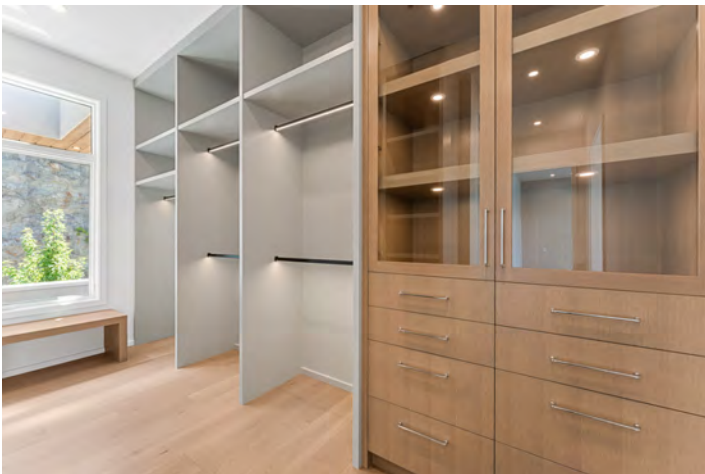


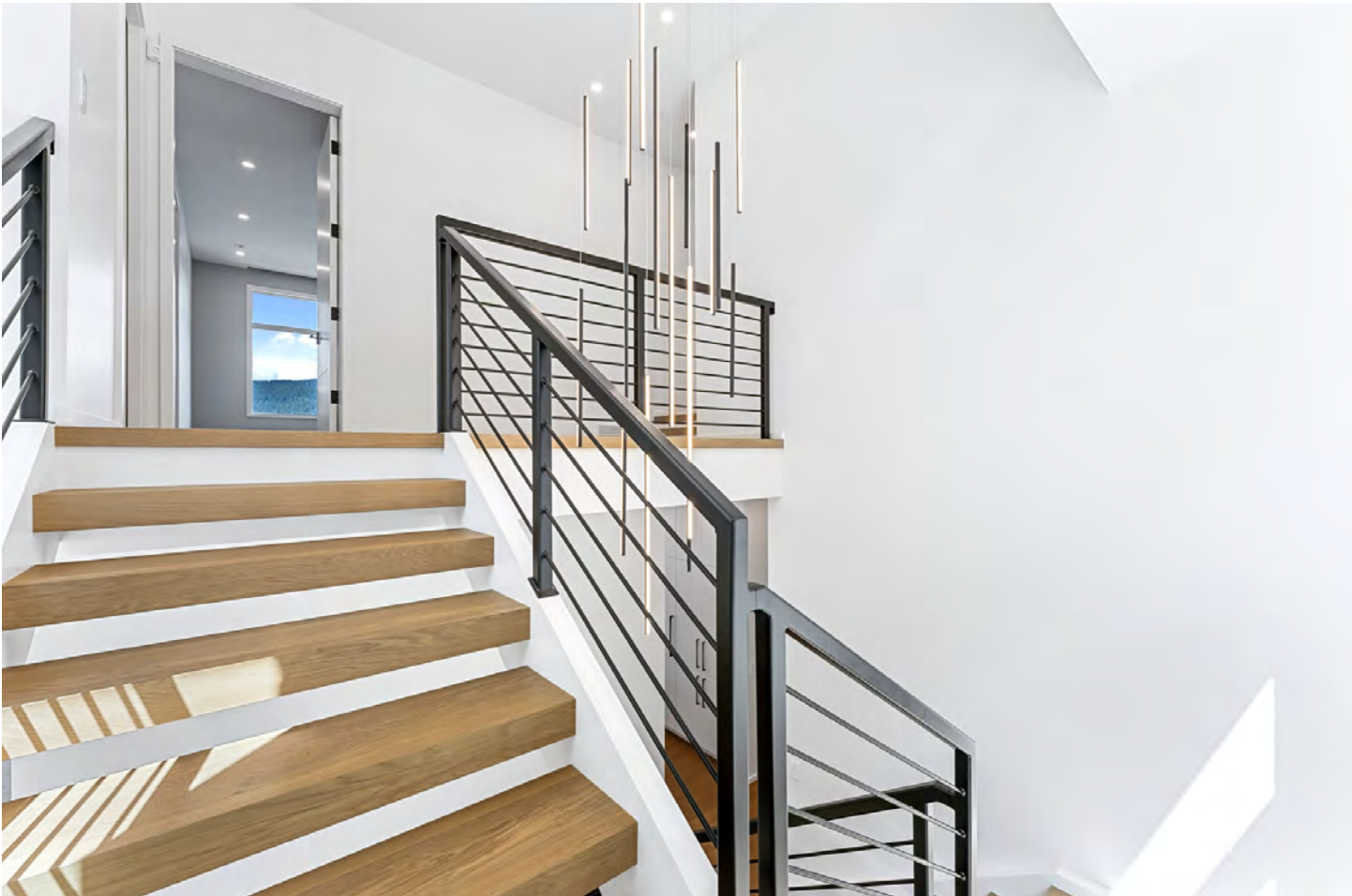




















EXCEPTIONAL FEATURES

Exterior Finish

- Custom colour-matched acrylic stucco
- Lux panel folded wall cladding with color matched flashings
- Natural veneer stone with 3-inch capping
- Color matched Lux panel metal soffit
- Floating tile and pedestal decking surface
- Clearview 12mm glass railing system, fascia half-post mount
- Includes phantom screens & louvered roof system.
- Includes full landscape package and licensed dock; composite deck and 10" steel piles

Windows & Doors

- Kolbe Vistalux extruded aluminum-clad, interior wood windows and doors with low-maintenance requirements
- Dual glazed, Low-E insulated glass, Argon filled
- Casement or awning-style active openers
- Custom designed and stained 2.25" thick front door
- 1¾ " thick, solid-core, paintgrade interior doors with ball-bearing hinges"

Plumbing

- High-efficiency hot water tank
- Programmable recirculation pump
- PEX waterlines
- Three hose bibs locations (side of house deck and garage)
- Natural gas outlet on back deck for future fire table
- Select plumbing fixtures that include, but are not limited to, brands such as WetStyle, Riobel, Grohe, Blanco, DXV, Aquabrass, Brizo, Kohler, Hansgrohe

Flooring

- 5/8-inch, engineered white oak hardwood floor throughout the main level, staircase & upper level.
- Luxury Vinyl Plank in entire developed lower level (excluding bathroom)
- Porcelain tile in laundry, and full bathrooms
- Paint-finished concrete in mechanical room and storage areas
- Polyaspartic flooring in garage

Stairs

- Open-rise stairs from main to upper level. Plywood construction grade stairs, complete with L.V.L stringers from main to lower level
- Treads to match floor finish on main floor and painted risers and stringers
- Handrail powder-coated flat black metal
- Metal balustrades throughout entire staircase

Electrical & Lighting

- 400 amp underground electrical service
- Landscape junction box mounted on exterior side-yard wall (2 locations: front or side and backyard)
- GFI exterior waterproof plugs. GFI outlets in all bathrooms
- Preplanned lighting layouts with efficient design
- 4-inch pot lights supplemented throughout with wall and ceiling mounted
- Lighting control keypads, included in master suite, main living areas and select basement locations
- Lighting fixture package includes brands such as Kuzco, Circa, Modern Forms, Tech Lighting, Hinkley and more

Heating/Cooling

- Hydronic in-floor heating for garage and basement slabs which
- includes three zones with separate thermostats; basement and
- garage individually zoned
- High-efficiency gas-fired, forced-air furnace
- Heat recovery system
- By-pass humidifiers
- Digital programmable thermostats
- High efficiency air-conditioning system
- Electric floor warming for master ensuite and all guest ensuites with
- separate thermostat

Cabinets, Countertops & Vanity Tops

- Hand-crafted, custom-designed cabinets with soft-close hinges
- All cabinetry is built from natural wood products and uses urea-formaldehyde-free MDF cores
- Walnut drawer interiors complete with Blum soft-close under-mount drawer tracks
- Built-ins/cabinetry included in mudroom, laundry room, powder room, kitchen, pantry, dining hutch, great room, master ensuite, all secondary ensuites, bar, lower entertainment, lower feature wall
- Hardware includes brands such as Top Knobs, Emtek, Atlas Homewares, Metalsinos, and more
- Solid surface countertops throughout (incl. a selection of natural stone in kitchen and powder room, and man-made quartz in all other areas)
- Countertops feature a 3-centimeter edge profile in all areas where countertops are present. Solid countertop surfaces on all shower niches

Tile

- Waterproofing system in shower and tub areas
- Anti-fracture floor preparations
- Pre-engineered, curbless, shower-entrance systems

Tile Cont'd

- Porcelain floor tile options for master ensuite, mudroom, laundry room, secondary ensuite, and lower level bar
- Mix of Glass & handmade backsplash tile in laundry, kitchen, and dining hutch
- Mix of concrete & porcelain large format tile for fireplace surround

Fireplaces

- Marquis Enclave 72" 3-sided fireplace. Includes 5lb glass media Zicron Glacier Ice & Black
- Reflective Glass Liner SimpliFire Allusion Platinum Electric Fireplace in lower level





CO-LISTED BY JANE HOFFMAN & LISA SALT

Contact Jane At:
C: 250-862-7800
T: 250-866-0088
E: jane@janehoffman.com



Contact Lisa At:
RE/MAX Vernon Salt Fowler
C: 250-549-7258
T: 250-549-4161
E: webinfo@saltfowler.com





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250-866-0088

JANEHOFFMAN.COM