



JANE HOFFMAN
REALTY

LAKESHORE HOME ON OVER 1/2 ACRE LEVEL LOT



PROUDLY MARKETED BY JANE HOFFMAN

11640 Rogers Road
Lake Country, BC

DETAILS

Address	11640 Rogers Road Lake Country, BC	Bedrooms	3
		Bathrooms	3, 2 Full, 1 Half
		Finished Area	1938 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.531 Acre, 121 ft. x 196 ft.	Year Built	1976
Water Frontage	124 ft.	Exterior	Wood Siding
Water	Well	Roof	Tile
Sewer	Connected	Heating	Natural Gas Forced Air, Electric Baseboards in 2nd bedroom
Views	Lake, Mountain, Valley	Cooling	Central Air
Main Level	1938 sq. ft.	Fireplace	1 Gas Fireplace
Foundation	Concrete	Garage/Driveway	Detached Double, extra storage for lake toys and garden supplies

Room Sizes - Main Level

Foyer: 9 1 X 9 2

Kitchen: 19 5 X 12 10

Living Room: 15 3 X 21 10

Dining Room: 12 11 X 12

2-Piece Bathroom: 4 11 X 5 11

Primary Bedroom: 11 11 X 15 9

Full Ensuite Bath: 8 9 X 15 7

Walk-In Closet: 7 9 X 6 9

Bedroom: 20 3 X 15 6

Full Ensuite Bath : 7 4 X 7 2

Bedroom/Office: 19 5 X 9 6

Garage: 27 3 X 21 5

Inclusions

- 4 Burner gas cooktop
- Hood Vent
- Panasonic microwave
- Bosch dishwasher
- Sub-Zero Fridge
- Dacor oven
- Front load washer/dryer
- Wine chiller
- Refrigerator – Cabinet Finish

Mechanical

- Furnace
- A/C unit
- DSC security
- Water intake for irrigation

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 11640 ROGERS ROAD

Discover your own piece of paradise on the shores of Wood Lake. This one-level rancher, on 1/2 acre waterfront lot, offers the utmost in tranquility & is the idyllic setting for creating memories with the family all summer long. Enjoy the convenience of living right at the water's edge with a newly constructed wharf featuring a boat & seadoo lift that make experiencing life on the water a breeze. The home offers 3 bedrooms & 3 bathrooms, two of the bedrooms with ensuites. Newer engineered hardwood in the main living areas. Beautiful lake view great room with a rock fireplace.

Open concept kitchen with granite counters, professional stainless steel appliances & peninsula seating overlooking the patio. Sliding door access to the patio from the kitchen. One bedroom offers fabulous lake views with an ensuite. Primary bedroom features an ensuite and custom walk-in closet. Third bedroom could be used as a home office. This home has been exceptionally well cared for.

Large detached 2 car garage. Property is surrounded with gorgeous landscaping consisting of florals, foliage and mature trees. The large grassy area is perfect for lawn games & summer activities. Vaulted covered patio with a fan, lighting, and BBQ area can be enjoyed all season long. Approximately 124 ft. of water frontage. Minutes from wineries, the Okanagan Rail Trail, parks, boat access to Kalamalka Lake, Okanagan Lake & Kelowna International Airport.

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

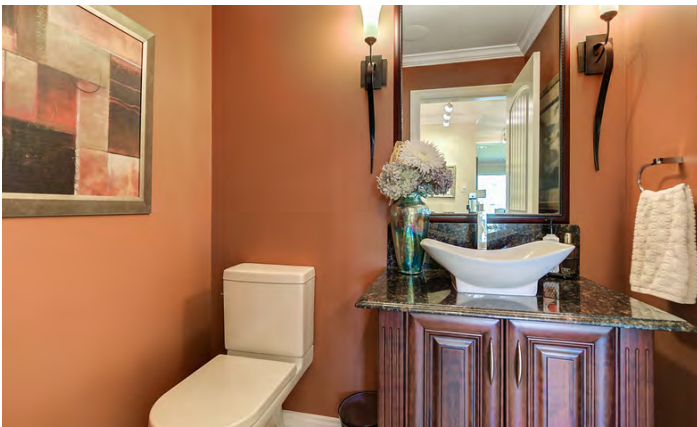














11640 Rogers Rd, Lake Country, BC

Main Floor Exterior Area 1938.09 sq ft
Interior Area 1774.03 sq ft



PREPARED: 2023/07/02

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

EXCEPTIONAL FEATURES

- A wonderful fully landscaped, level lakeshore home resting on 0.531 acres
- 2 bedrooms + den and 3 bathrooms with 1938 sq. ft. of convenient one level living space
- Detached double garage with epoxy flooring and storage cabinetry
- Stunning covered outdoor living off the kitchen with built-in BBQ, bar fridge, several drawers, surround sound, recessed lighting and ceiling fan
- Located at the end of quiet cul-de-sac with only a handful of other homes on the street
- Full landscaped and irrigated grounds showcase the beautiful curb appeal
- The wharf features an approx. 6000 lb. boat lift & an approx. 2000 lb. sea-doo lift
- Sandy beach and private firepit with expansive views down the length of Wood Lake
- Walking distance to Lake Country amenities and only a short drive to all of Kelowna amenities
- The sprawling grassy backyard is perfect for lawn games and summer activities
- Enjoy the lakefront lifestyle only steps to the beach
- 45 minute drive to Silver Star Ski Resort and a little over an hour to Big White Ski Resort

Foyer

- Spacious foyer with direct access to the main floor living space
- Guest coat closet with French style doors, hardwood flooring

Living Room

- Floor to ceiling windows capture the stunning views of Wood Lake and surrounding mountains
- Gas fireplace with floor to ceiling stone surround
- Vaulted ceiling, surround sound and recessed lighting

Kitchen/Dining Room

- Large kitchen with views of the fully landscaped backyard and lake
- Granite countertops, center island for prepping and an abundance of cabinetry
- Enjoy the seamless transition to the covered outdoor living space
- Dining room is convenient to the kitchen, perfect for hosting dinners with friends and family
- Hardwood flooring, recessed lighting
- Wet bar off the kitchen with granite counter/backsplash, utility sink and additional cabinets

Primary Bedroom + 4-Piece Ensuite

- Large primary retreat with views overlooking the front yard
- Windows equipped with pull down black out blinds and drapes
- Plush carpet flooring
- Crown molding, surround sound, ceiling fan
- Full walk-in closet with floor to ceiling cabinetry, hanging rails and additional storage
- Spa-inspired ensuite with seamless glass and tile walk in shower, surround sound, tiled in soaker tub and vanity with granite counter and a undermount sink
- Tile flooring

2-Piece Bathroom

- Vanity with granite counter, vessel sink and mounted mirror
- Hardwood flooring

Office - Could Be Bedroom

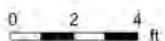
- Office space with multiple windows providing natural light
- Hardwood flooring
- Ceiling fan, surround sound and recessed lighting
- Double closets both with French style doors

Bedroom #2 + 3-Piece Ensuite

- Lakeview guest bedroom with sliding glass door access to the lush landscaping in the backyard
- Plush carpet flooring
- Enough space for additional seating or a desk
- The ensuite features a curved tiled walk-in shower with hand wand shower head
- Tile flooring
- Pedestal sink with mounted mirror above

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Garage Excluded Area 582.84 sq ft



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