



JANE HOFFMAN
REALTY

LAKEVIEW HOME ON LARGE 0.99 ACRE LOT



PROUDLY MARKETED BY JODI HUBER

*5424 Stubbs Road
Lake Country, BC*

DETAILS

Address	5424 Stubbs Road Lake Country, BC	Bedrooms	3
		Bathrooms	4, 3 full, 1 half
		Finished Area	2673 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.99 Acres, 147 ft. ft. x 298 ft.	Year Built	1998, Approximate
Water	Municipal	Exterior	Hardie Board, Stone
Sewer	Septic tank and field	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountain	Heating	Natural Ga Forced Air, Electric Baseboards
Main Level	1595 sq. ft.	Cooling	Central Air
Upper Level	582 sq. ft.	Fireplace	1 Gas Fireplace
Lower Level	496 sq. ft.	Garage/Driveway	Attached Double, Lots of outdoor parking
		Foundation	Concrete

Room Sizes - Main Level	Room Sizes - Upper Level	Inclusions
Living Room: 21 x 15 8	Bedroom: 10 10 x 12	• Bosch built-in refrigerator with ice maker
Den / Office: 6 8 x 7 9	Bedroom: 12 9 x 13 7	• Bosch paneled dishwasher
Bathroom - Half:	Full Bathroom: 5 8 x 11 5	• KitchenAid 6-burner gas stove
Kitchen: 17 1 x 13 11	Room Sizes - Lower Level	• LG Washer and Dryer
Dining Room: 12 9 x 13 7	Rec Room: 23 7 x 11 2	Mechanical
Primary Bedroom: 12 9 x 13 4	Full Bathroom: 9 8 x 6 2	• High efficiency furnace
Full Ensuite Bath: 10 7 x 8 10		• Life Breath Air filtration
Walk-In Closet: 5 4 x 13 1		• Navien hot water system
Laundry: 6 9 x 6		• Air conditioning

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 5424 STUBBS ROAD

Nearly New Lakeview home in picturesque Lake Country BC! 70% of the home is a newly constructed, the addition remainder completely renovated! Comfortable farmhouse decor with clean lines and neutral colour palette! Fully fenced yard with electric gate great for smaller children and pets. Tiered landscaping with asphalt driveway leading to the garage. Exterior finished in Hardie board with stone accents.

Covered main entry with immediate views of the lake and beyond. Open concept combination of living, dining and kitchen all enjoying the ambience of the fireplace and the stunning view. Ample cabinetry with additional pantry storage, under cabinet lighting and tile backsplash. Generous sized centre island with quartz counter.

Lake side dining with access to the covered balcony. Living room features vaulted ceilings and sliding glass doors to the beauty of the outdoor lakeview setting. Main floor primary bedroom with opulent private ensuite bath, his and hers sinks, soaker tub, glass shower and walk-in closet with full custom organizers. Upper floor features two bedrooms and a full bath. In the lower level you're welcomed by a large family room and another guest bathroom. Ground level patio positioned to enjoy the prepped pool area.

Lower level of the property features a gate and gives access to RV parking with 50 amp service, water and sewer hook up. Upper level of the property also features RV pad with power and water. Quiet, rural setting on No Thru Road. Short drive to golf, wineries, shopping and airport! Don't miss out!

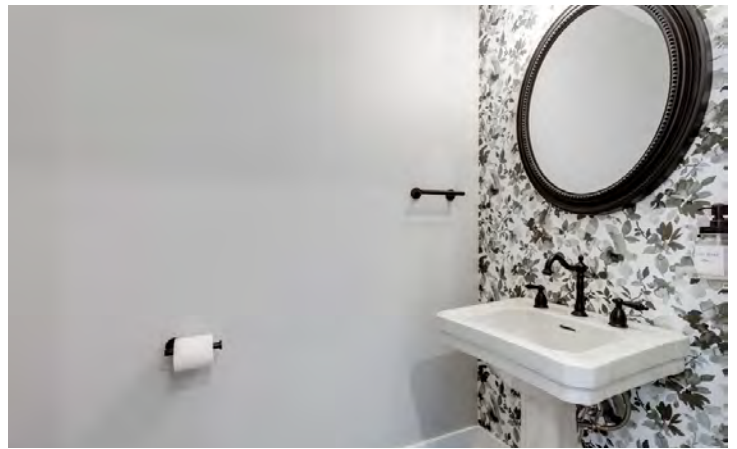
Listing Agent - Jodi Huber | Contact jodi@janehoffman.com or 250-866-0088

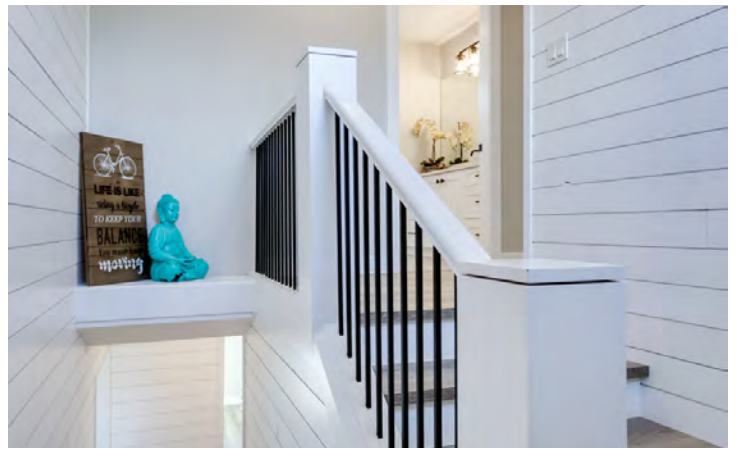














5424 Stubbs Rd, Lake Country, BC

Main Floor Exterior Area 1595.02 sq ft
Interior Area 1477.82 sq ft
Excluded Area 639.24 sq ft



PREPARED: 2023/07/06



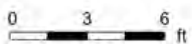
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 582.57 sq ft
Interior Area 520.81 sq ft



Basement (Below Grade) Exterior Area 581.64 sq ft
Interior Area 518.46 sq ft



PREPARED: 2023/07/08



EXCEPTIONAL FEATURES

- Lake Country Gem! Nearly New Lake view home set on .99 of acre in picturesque Lake Country, BC
- Short drive to area beaches, boat launch, wineries, shopping and hiking from your door.
- Lake Country is a 20 minute drive from the heart of Kelowna or Vernon and 10 minutes to the airport
- Home received a substantial renovation in 2019 and is now 70% brand new
- The overall design is to harness the country farmhouse feel and blend with modern elements
- Generous covered lake view balcony with glass railings for uninterrupted views
- Lower level patio is complete with media placed electrical, water and gas hook up
- Hot tub is set midway between upper balcony and lower patio
- The land is gently sloped to the lower road with a secondary access to build a shop if desired
- Tiered retaining walls with easy care and carefully selected plants to enjoy year round
- Fully fenced property complete with 3 gates for easy access to the full property
- Separate dog run fencing area
- Flat level back yard prepped for oversized pool and decking
- Exterior is Hardie plank siding with stone accents
- Oversized heated double garage with ample room to have a work bench area or park an extra long vehicle
- RV parking #1 set at the entrance, leveled peat gravel, 50 amp service with water, easy access with gate to back and front roads
- RV Parking #2 set off lower end of property, 50 amp service, water and hooked to sewer
- Ample parking for all the toys and guests
- Shed finished the same as the home
- Built in vacuum with kick plates

Entry

- Electric gated entry leads to oversized garage and guest parking
- Concrete walk way to the covered front entry
- Glass front door and flanking glass panels provide lots of natural light
- Immediate lake view upon entry

Office

- Sliding barn door entry to the main floor office
- Well thought out design, custom wrap around desk offers lots of space to spread out
- Lower drawers and upper open shelving

Living Room

- Open concept living, dining and kitchen, perfect with great flow while entertaining guests or family
- Vaulted ceiling finished in shiplap and beam details, wood ceiling fan for contrast
- Napolean gas fireplace with stone surround and inset media above
- Flanking industrial pipe and wood shelving creates a pleasing display
- Sliding glass doors to the outdoor balcony

Kitchen

- Gourmet kitchen with large centre island will seat 3-4 and features cabinets on two sides
- Bright white cabinetry with contrasting black pulls that compliments the lighting and faucet hardware
- Convenient corner pull out appliance caddy
- Glass pendant lighting over island, recessed lighting plus under cabinet task lighting
- White farmer sink and second prep sink in the island

Dining

- Spacious dining area will accommodate large gatherings
- Custom built in open shelving, window seating bench with lower drawers provides storage for fine dinnerware
- French doors to the outdoor lake view balcony
- Soft lighting provided by the wrought iron chandelier

Guest Bathroom

- 2 piece powder room with pedestal sink
- Feature wall perfectly finished with a pleasing wall paper design

Primary Bedroom with 5-Piece Ensuite

- Lake view main floor primary bedroom set on the opposite side of the home from guests or family
- Large picture window that captures the view to enjoy upon waking
- Attached private bathroom features his and hers undermount sinks, mounted oval mirrors with bar lighting above
- Intricate tiled floor, quartz counters, soaker tub with chandelier lighting
- Frameless glass shower with rain and wand shower heads
- Amazing walk in closet! Custom built in his and her dressers, tiered hanging racks and shoe shelving

Mudroom/Laundry

- Main floor laundry features upper and lower cabinetry
- Seating bench with upper and lower open shelving, 2 closets

Upper Level

- 2 spacious bedrooms with one featuring a walk in closet

Upper Level Bathroom

- 4-Piece bathroom finished with the same quality as the rest of the home
- Tub/shower combination, quartz counter with undermount sink, tile flooring

Lower Level

Family Room

- Spacious and bright family room, door with glass panel inserts leads to the ground level patio

Bathroom

- 4-piece bathroom, quartz counter with undermount sink, tile floor, tub/shower combination
- This would be the bathroom that would be utilized for a future pool

5424 STUBBS ROAD



LISTED BY JODI HUBER
Personal Real Estate Corporation

C: 250-718-7802
T: 250-866-0088
E: jodi@janehoffman.com



CO-LISTED BY LISA MOLDENHAUER
Personal Real Estate Corporation

C: 250-878-1114
T: 250-869-0101
E: lisa.moldenhauer@centrui21.ca
century 21 Assurance Realty Ltd.



JANE HOFFMAN REALTY

janehoffman.com | 250-866-0088



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