



JANE HOFFMAN
REALTY

LAKESHORE ACREAGE PRIVATE LOCATION



PROUDLY MARKETED BY JODI HUBER

4386 Finch Road
Lake Country, BC

DETAILS

Address 4386 Finch Road
Lake Country, BC

Bedrooms 4
Bathrooms 4 Full
Finished Area 2882 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	1.54 Acres, 126 ft. x 593 ft.	Year Built	1979 approximately, Updates
Water Frontage	123 ft. approximately	Exterior	Wood Siding
Water	Lake Intake	Roof	Asphalt/Fibreglass Shingles
Sewer	Septic System	Heating/Cooling	Ductless Split Units, Heat Pump
Views	Lake, Mountain, Valley	Fireplace	1 Wood Burning Fireplace
Main Level	1169 sq. ft.	Driveway	Paved Driveway, Lots of outdoor parking
Upper Level	684sq. ft.	Foundation	Concrete
Lower Level	1028 sq. ft.		

Room Sizes - Main Level

Foyer: 8 4 x 6 5
Kitchen: 8 5 x 14
Dining Room: 8 7 x 11
Living Room: 16 10 x 16 1
Full Bathroom: 6 10 x 12 1
Family Room: 12 1 x 15 1
Mudroom: 5 7 x 10 6
Den / Office: 11 x 9 6

Room Sizes - Lower Level

Rec Room: 12 1 x 30
Kitchen: 8 3 x 12 6
Bedroom: 15 5 x 13 4
Full Ensuite Bath: 6 9 x 7 5
Full Bathroom: 4 10 x 8 11
Bedroom: 8 10 x 10 9
Utility: 5 1 x 11 7

Inclusions

- 2 Panasonic microwave
- Whirlpool fridge/freezer
- Kenmore stove
- Talisman Royal electric oven
- 2 Whirlpool dishwashers
- Samsung washer/dryer
- Electrolux oven
- Frigidaire fridge/freezer

Room Sizes - Upper Level

Primary Bedroom: 14 11 x 12 3
Walk-in Closet: 8 7 x 6
Full Bathroom: 12 x 8 11
Bedroom: 10 7 x 15 5

Mechanical

- Hot water tank (2016)
- Pressure tank (2017)
- 5 new ductless split units
- Pump at lake for water

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 4386 FINCH ROAD

Lakefront Acreage in Lake Country! Enjoy one of BC's most beautiful bodies of water from your home. Pride of ownership is beyond compare from this residence. Nestled on 1.54 of an acre with expansive lake and mountain views. 3 generous outdoor seating areas newly completed and ready to enjoy the warm Okanagan weather.

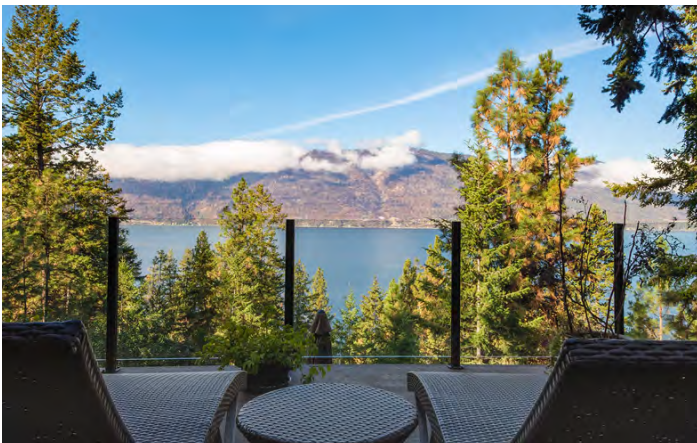
Some of the updates include, new flooring, newly completed 2 bedroom lower level suite, fresh paint in and out, new mechanical, efficient ductless splits and more!

Main floor features a spacious living room where you can relax by the traditional wood burning fireplace. Kitchen features a breakfast nook and dining area with a transition to large oversized dining and seating balcony. Main floor bedroom or office.

Upper floor with primary suite and second bedroom. Ample room to park guest vehicles, a boat or an RV.

The lakeside offers pebbled shoreline that is level. For access to the lake, the owners created a pathway for their golf cart to drive to a plateau then it's just few short steps to the lake front. This property has direct access to the lake with the ability to also use the private 13 home neighbourhood beach access road.

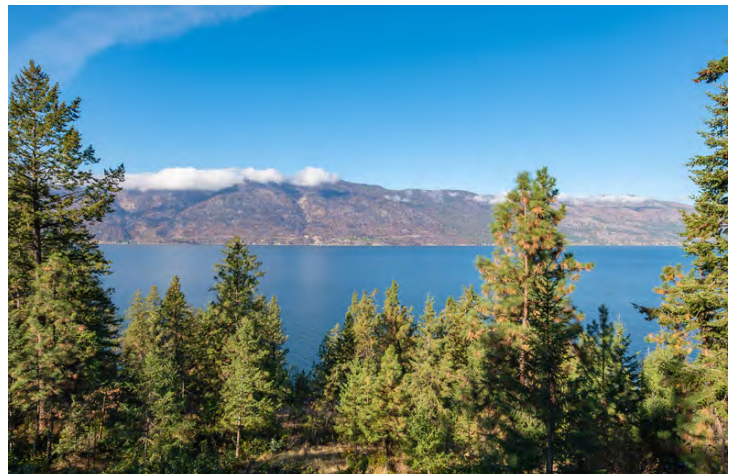
Listing Agent - Jodi Huber | Contact jodi@janehoffman.com or 250-866-0088



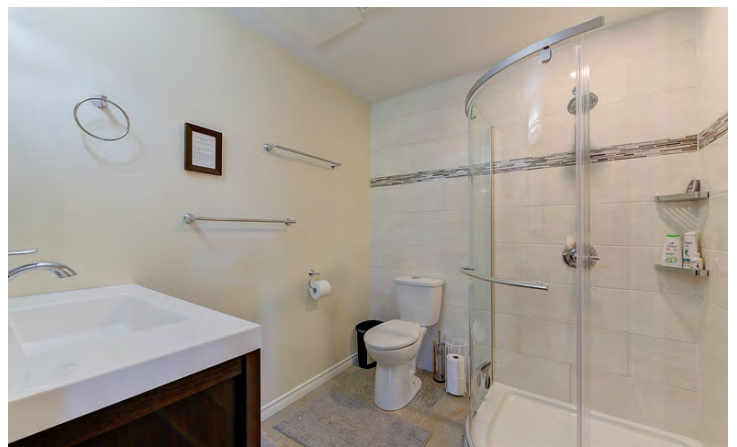












4386 Finch Rd, Lake Country, BC

Main Floor Exterior Area 1169.55 sq ft
Interior Area 1061.83 sq ft



PREPARED: 2023/10/07



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.

4386 Finch Rd, Lake Country, BC

Basement Suite (Below Grade) Exterior Area 1100.66 sq ft
Interior Area 988.67 sq ft



2nd Floor Exterior Area 684.17 sq ft
Interior Area 610.05 sq ft



PREPARED: 2023/10/07



EXCEPTIONAL FEATURES

- 1.54 acres of land with 123 ft. of beautiful waterfront frontage on desirable Okanagan Lake
- Enjoy the tranquility of this very private lakeshore property with dock
- This home features a 2-bedroom in-law suite with a newly completed kitchen and walk out access to the backyard
- Stunning lake and mountain views from nearly every room
- The home has access to outdoor living spaces from every floor of the house, each with comfortable seating areas to take in the gorgeous lake views
- Vaulted ceilings create an open and lofty space in the foyer through to the living room and dining area
- **Updates include:** new interior & exterior paint, 3 new decks, new glass railings, windows tested with infrared and no leaks, new slider door downstairs, 5 new ductless splits, new washer/dryer, new pergola, new kitchen in lower suite, new lower level bathroom, hot water tank new in 2016, pressure tank new in 2017. New luxury laminate plank flooring is carried throughout the entire main and upper floors of this home
- Paved driveway

Main Level

Entrance/Foyer

- Covered entry leads to main foyer with high vaulted cedar lined ceiling & hanging light fixture
- Glass panel beside door adds natural light
- Luxury laminate plank flooring

Kitchen/Dining Room

- Abundance of wood cabinetry with upper glass display cabinets & lots of countertop space
- Kitchen is open to great room and dining room with expansive views overlooking the lake
- Bright dining area is surrounded by windows and looks out to the lake and mountain views
- Cedar lined vaulted ceiling in dining area
- Open design perfect for entertaining friends and family

Office/Bedroom

- This bright open space could be used as an additional bedroom if need be
- Laminate plank flooring with wood cabinetry for storage, window overlooking front yard

3-Piece Bath/Laundry

- Floor to ceiling tile shower, vanity with mounted mirror and bar lighting above
- Opening window
- This room also doubles as laundry with a full size stacking Samsung washer & dryer

Living Room

- Stunning living room with a inviting warm ambience
- Cedar lined vaulted ceilings
- This room features a wood burning fireplace with a floor to ceiling stone surround and raised stone hearth fronted by tile
- 4 large windows capture the panoramic lake and mountain views

Upper level

- Staircase with wood railing leads to the upper level, transom window adds natural light

Primary Bedroom

- Lake and mountain views
- Two hanging light fixtures located above the bedside tables
- Large walk-in closet with lots of shelving and storage space
- Enjoy the private lakeview balcony off the shared full bathroom

4-Piece Bath

- This bathroom features a large soaker tub with corner windows, vanity with 2 sinks, lots of drawers and cabinets, mounted mirror runs the full length of the vanity
- Lots of natural light
- Convenient access to a private balcony which overlooks the beautiful lake and mountain views

Bedroom 2

- Large bedroom with corner windows

Lower Level Suite

Rec Room/Living Room

- A large open concept area capturing the lovely lake and mountain views
- Illuminated by recessed lighting and expansive windows
- Double wood framed glass doors lead to the balcony

Kitchen/Dining

- Abundance of wood cabinetry with upper display cabinets, white quartz countertops
- Stainless steel dishwasher, stove and hood vent
- Open to dining area with the lakeview beyond
- Recessed lighting illuminates this entire space
- Tile flooring in the kitchen area

4-Piece Bath

- Tile flooring
- Tub/shower combo with floor to ceiling tile surround
- Vanity with mounted mirror and bar lighting above

Den/Bedroom

- This bright open space could be used as a bedroom, office or whatever suits your needs, offering stunning lake and mountain views

Bedroom/3-piece Ensuite

- Spacious room with expansive windows for lots of natural light
- Glass door access to the view balcony
- 3-piece ensuite bathroom with tile flooring, floor to ceiling tiled shower with glass door and hand wand shower head

Outdoor Living Spaces

- This home has an abundance of outdoor living space, with two decks, a patio, a large backyard and a private beach front with dock



LISTED BY JODI HUBER

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LEADERSHIP WITH EXPERIENCE

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