



JANE HOFFMAN
REALTY

BREATHTAKING VIEWS - SEMI-LAKESHORE



PROUDLY MARKETED BY JANE HOFFMAN

4-315 Kalamalka Lakeview Drive
Vernon, BC

DETAILS

Address	4-315 Kalamalka Lakeview Dr. Vernon, BC	Bedrooms	4
		Bathrooms	6, 4 full, 2 half
		Finished Area	4915 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	4.942 Acres, 348 ft. x 1339.9 ft.	Year Built	2018
Water	Private Utility	Exterior	Stone Stucco
Sewer	Septic System	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountain, Valley	Heating	Natural Gas Forced Air
Main Level	3115 sq. ft.	Cooling	Central Air
Upper Level	1800 sq. ft.	Fireplace	1 Gas Fireplace
Water Influence	Semi-Lakeshore	Garage/Driveway	Attached 4-Car & 1-Car Garages
		Foundation	Concrete

Room Sizes - Main Level	Room Sizes - Upper Level	Inclusions
Kitchen: 15'6 x 18	Bedroom: 17 x 14'6	• Thermador freezer, Thermador refrigerator
Dining Room: 16 x 14'2	Ensuite Bathroom: Full	• Marvel refrigerator drawers
Living Room: 15'6 x 16	Bedroom: 13'2 x 13'8	• Thermador 6-burner induction cook top, fully heated on surface
Master Bedroom: 16 x 15	Ensuite Bathroom: Full	• Thermador built-in oven and convection microwave
Ensuite Bathroom: Full	Bedroom: 17 x 14'3	• Thermador dishwasher
Outdoor Kitchen: 12 x 30	Ensuite Bathroom: Full	• 2 sets of Maytag washers and dryers
Den / Office: 10'3 x 12	Garage: 45 x 32	
Family Room: 17'3 x 32		
Bathroom: 2-Piece		
Bathroom: 2-Piece		
Garage: 17 x 28		

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 4-315 KALAMALKA LAKEVIEW DRIVE

Breathtaking views of the colorful waters of Kalamalka Lake. This near new new home is set perfectly on 4.94 acres to enjoy the exceptional views. A mix of modern-day luxury, casual comforts and a layout that begs you to entertain. The extensive windows provide openness to the beauty of the setting. Stamped concrete driveway leads to upper 4-car garage and winds to lower oversized 1-car garage, lots of room for all the toys.

Drama unfolds the moment you open the front door, the lake view is exceptionally stunning. Soaring ceilings accented with wood beams, glass railings, floating staircases, marble, granite and hickory floors just to name a few of the outstanding design elements. 4915 sq. ft. with 4 bedrooms, den and 6 bathrooms. Open concept dining, kitchen and great room with a fantastic connection to the outdoor kitchen and pool. Kitchen features Nana sliding windows to the outdoor raised bar. The gourmet kitchen features ample cabinetry with interior organizers, Cambria quartz counters, oversized center island and full pantry with dumb waiter to the upper level. 2 story great room with floor to ceiling windows and a stunning linear fireplace.

Master bedroom has direct access to the poolside and is positioned to enjoy the view, full walk-in closet and opulent private bathroom. 16 x 36 saltwater pool with jets and 8 person hot tub. Year-round outdoor kitchen features heaters, media, fully insulated and 4 sets of Nana doors that open to the exterior. Lake view living at it's best.

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



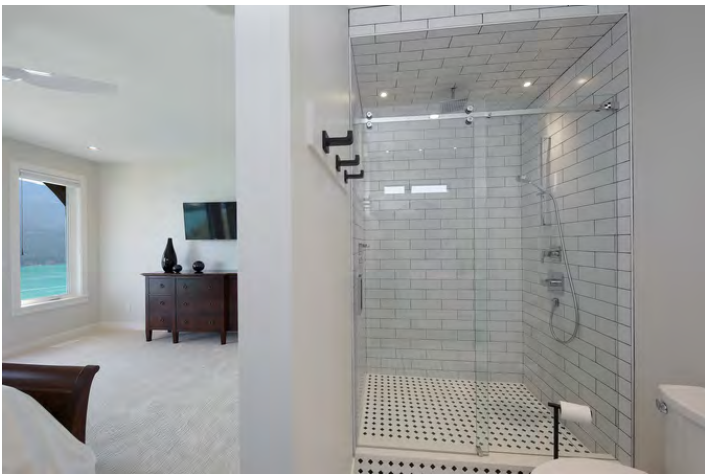














EXCEPTIONAL FEATURES

- The views of the turquoise waters of Kalamalka Lake are captured from nearly every corner of this luxurious home
- Quality constructed in 2018 with attention to all the details
- Exceptional finishing from flooring, ceiling, custom millwork, and the use of quality materials
- Secure gated entry to this prestigious lakeview community
- Property is set on 4.942 acres with easy care landscaping, thoughtful choices for year-round enjoyment
- Fenced in garden area
- Nearest boat launch is Kekuli Bay Provincial Park boat launch, 3 kilometer drive
- Strata takes care of water, snow removal and gate maintenance
- Fire protection includes 2-inch hydrants on site
- Treatment plant within the strata, tests and manages system, pumped to holding tank
- Water treatment in home, 2 furnaces, Navien hot water and additional hot water tank, reverse osmosis in the kitchen, heated bathroom floors

Garage

- Deep 4-bay garage
- Easy care, clean epoxy floor
- Frosted glass doors and windows allow for natural lighting
- Heated garage, 2 Renzor unit heaters
- Full wall of steel cabinets and woodwork bench, stainless backsplash

Pool Side

- Floating tile deck with drainage under and weeping tile surround the pool and extend to the outdoor kitchen
- 4 sliding Nana doors with phantom screens open to the natural beauty of the outdoors
- 2 ceramic heaters on the covered outdoor dining area for added warmth in all seasons
- This area is surrounded in wood and is fully insulated, year-round outdoor usage
- 16 x 36 saltwater vinyl lined pool, gas heated, electric retractable cover and safety cover
- 4.5 feet deep in all areas of the pool, 4 cascading jets
- 8-person hot tub, saltwater

Outdoor Kitchen

- Built-in concrete counters, stainless steel cabinets with inset DCS barbecue & DCS gas cook-top
- 4 Marvel refrigerators
- Thermador hood vent, sink
- Media hook up

Foyer

- Covered front entry leads to wood and steel front door
- Steel core front door with 3-point locking system
- Wow factor as soon as you open the door, a sense of being suspended over the waters of Kalamalka Lake
- Soaring ceiling features beam details with shiplap boarding
- Metal and Edison bulb modern light fixture, inset lighting
- Seamless glass railings from the upper mezzanine foyer allows enjoyment of the outstanding lake view
- Access to the lower level main living areas

Bedroom #1

- Spacious lake view bedroom with large wall to wall picture window framing the view
- Ceiling fan, recessed lights
- Silhouette white drapes, closet with organizers

4-Piece Ensuite Bathroom

- Tub/shower combination finished in tile and glass
- Quartz counter with undermount sink
- Raised white cabinetry, heated tile floor

Bedroom #2

- Positioned to capture the lake view
- 2 closets with organizers, ceiling fan, recessed lights

4-Piece Ensuite Bathroom

- Tub/shower combination finished in glass and tile
- Heated tile flooring, quartz counter with undermount sink, white raised cabinetry

Upper Laundry Room

- Generous sized laundry room features upper and lower white cabinetry
- Under cabinet lighting highlights the tile backsplash
- Wall pantry unit offers more storage
- Convenient wash sink, quartz folding counter, hanging rack, Maytag washer and dryer

Bedroom #3

- Wall of windows captures the exceptional lakeview
- Sliding glass door to private covered balcony finished in seamless glass railings, timber beam structure with wood soffits
- Walk-in closet with interior organizers, ceiling fan, recessed lights

3-Piece Ensuite Bathroom

- Sliding barn door to enter
- Seamless glass shower with wand and rain shower heads, finished in tile
- Quartz counter with undermount sink

Mudroom off the Garage

- Full custom built-in cabinetry with seating bench, 2 closets for added storage

Kitchen

- Open concept kitchen, dining and great room all sharing the incredible views
- Wall to wall windows rise from floor to ceilings flood the interior with natural light
- Cambria quartz counters extending up as the backsplash
- Generous oversized island with stunning waterfall edge in Cambria quartz
- 3-4-person island illuminated by crackle glass pendant lighting with Edison bulbs
- Prep sink in the island
- Hood vent finished in same material as cabinets
- Deep composite farmer sink, pot filler over the stove
- Recycling cabinet
- Pull out spice shelves flank the stove
- Adjoining walk-in pantry finished in same high quality as the kitchen
- Full upper and lower cabinetry and Cambria quartz counter
- Dumb waiter located in pantry, brings groceries from garage and mud room area to the lower level

Dining Room

- Dining is positioned in the center of the kitchen and living room
- Chandelier extends from the 2-story ceiling to the dining area
- Sliding door leads to the pool side

Living Room

- High polish stone set in a linear pattern frames the linear gas fireplace, concrete mantel with media above
- 2 story ceiling with windows to ceiling capturing the amazing views, timber beam accents

King Sized Master Bedroom

- Sliding glass doors lead to the pool side, ceiling fan, recessed lights, carpeted
- Covered patio area features timber beam and wood ceiling, stone pillars
- Walk-in closet with built-in dressers, wall unit, tiered hanging racks

5-Piece Ensuite Bathroom

- Basket weave heated tile floors, his and her undermount sinks, quartz counter
- Ample white cabinetry with central medicine cabinet, separate vanity table
- Stand-alone soaker tub, hexagon tiled wall for interest around tub
- Wall to wall windows to the view
- Fully tiled walk-in shower with rain and wand shower heads, sitting bench
- Linen and crystal chandelier illuminates by night
- Privacy toilet

Lower Level Laundry

- Upper and lower cabinetry complete with wash sink, Maytag washer and dryer
- Quartz counter and quartz folding table
- Wall pantry for more storage

Den/Office

- Huge office with seating area for clients
- Custom built-in upper and lower wood cabinetry
- Built in desk system matches the cabinets, closet

2-Piece Bathroom

- Tiled floor and tiled 1/2 wall, wall sconce lighting and inset lighting
- Pedestal sink
- Closet with shelving

Family Room

- Huge family room with games area
- Custom built-in walnut media cabinets with inset area for television
- Wet bar with sink, glass tile backsplash
- Open shelving with inset lighting
- Under cabinet lighting
- Marvel refrigerator drawers
- Sliding glass doors to covered patio and side yard

Bike Garage

- North side of the home, a meandering drive takes you to an oversized single garage
- Easy care epoxy flooring and fully heated
- 2-piece bathroom and full steel cabinetry



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