



JANE HOFFMAN REALTY

# BRAND-NEW LAKEFRONT STANDALONE LUXURY HOME



**SUMMERLAND - TROUT CREEK**

***3210 Landry Crescent  
Summerland, BC***

---

## DETAILS

---

<b>MLS#</b>	10306809	<b>Bedrooms</b>	4
<b>Address</b>	3210 Landry Crescent Summerland, BC	<b>Bathrooms</b>	3
		<b>Finished Area</b>	2056 sq. ft.

## SPECIFICATIONS & FEATURES

---

<b>Water</b>	Municipal	<b>Year Built</b>	2024
<b>Sewer</b>	City Sewer	<b>Cooling</b>	Heat Pump/ Ductless Cooling
<b>Views</b>	Lake, Valley, Mountain	<b>Heating</b>	Heat Pump/Electric
<b>Amenities</b>	Pool, hot tub, wet bar, gym, lounge deck, BBQ	<b>Ownership</b>	Freehold/Strata

## ROOM SIZES

---

### MAIN LEVEL

3pc Bath: 8'6" x 4'11" | 42 sq ft  
Bedroom: 10'6" x 11'1" | 105 sq ft  
Dining: 15'1" x 8'7" | 127 sq ft  
Kitchen: 9'10" x 14'10" | 146 sq ft  
Laundry: 7'7" x 6'7" | 50 sq ft  
Living: 15'1" x 14'10" | 223 sq ft  
Storage: 6'4" x 4'11" | 31 sq ft

### UPPER LEVEL

4pc Bath: 9'6" x 4'11" | 47 sq ft  
4pc Ensuite: 6'7" x 11'11" | 69 sq ft  
Bedroom: 13'9" x 11'6" | 156 sq ft  
Bedroom: 10'6" x 10'3" | 99 sq ft  
Office: 12' x 8'10" | 107 sq ft  
Primary: 14'1" x 24'9" | 244 sq ft

*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.



## BEACH INSPIRED STANDALONE HOME AT LAKEHOUSE

Welcome to 3210 Landry Crescent at Lakehouse in Summerland located in the desirable Trout Creek area. A standalone 4-bedroom, 3-bathroom lakefront unit featuring 2056 sq ft of quality living space and an additional 620 sq ft of outdoor living space including an outdoor kitchen and natural gas BBQ set up on the lakefront deck of the home.

This standalone home is an end unit with corner windows that allows plenty of natural light to flood into the open floor plan. The home features premium durable, wood grain luxury vinyl flooring throughout all main living areas. An inviting floorplan with modern panel custom cabinetry and engineered stone countertops. The distinctive butcher block kitchen island is great for gathering around. The main level also features a summer room for storage and laundry, a guest bedroom, wine fridge/bar area and 3-piece bathroom.

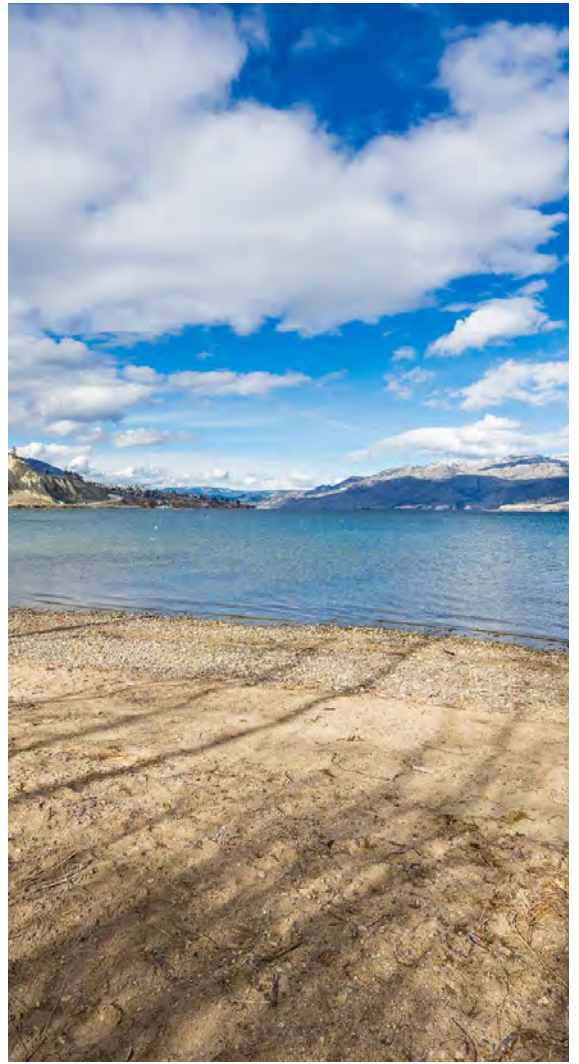
The upper level of the home has a well laid out primary bedroom with a tasteful ensuite and closet space. The upper level is rounded off with 2 additional bedrooms, a 4-piece bathroom and a open office/flex room.

Lakehouse in Summerland comes with an amenity building with pool, hot tub, wet bar, gym, lounge deck and BBQ. A beautiful naturalized and protected lakefront shoreline giving residents a beautiful beach to enjoy warm summer days playing in the water.

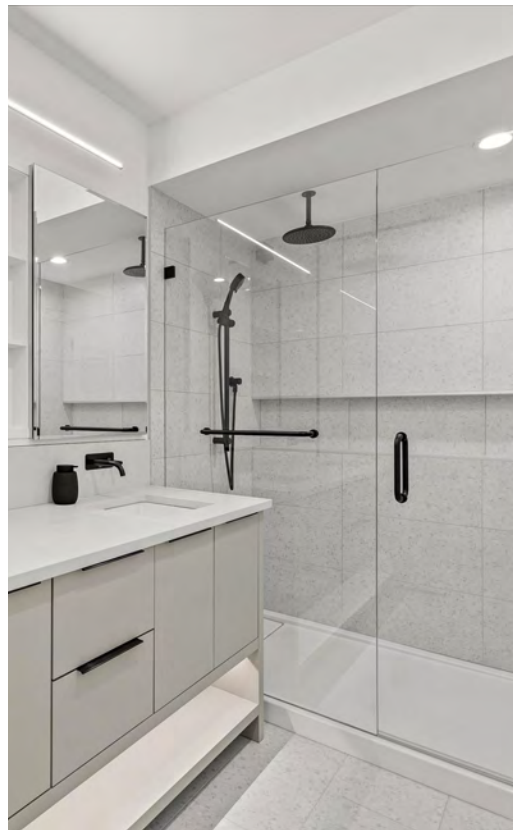
Located a short distance from Penticton and Naramata wineries and only 20 minutes to the Penticton airport or 45 minutes from the Kelowna airport.

**Listing Agent Tyler Bouck PREC** | Contact [tyler@janehoffman.com](mailto:tyler@janehoffman.com) or 250-317-4558













FLOOR PLAN - C2-E PLAN



In any construction project, the developer and contractor are jointly and severally liable for the accuracy of the information provided. The developer reserves the right to modify or change plans, specifications, materials, fixtures and prices without notice. All dimensions and areas are approximate and do not constitute architectural measurements. All materials, fixtures and prices are subject to change without notice. The developer's plan is not a contract. The contractor is responsible for the accuracy of the information provided. The developer's plan is not a contract. The contractor is responsible for the accuracy of the information provided. The developer's plan is not a contract. The contractor is responsible for the accuracy of the information provided.

## Exceptional Features:

### **MASTERFULLY PLANNED**

- Masterplan concept by Ray Letkeman in partnership RH Architects, recognized for their work in Okanagan Lakeside communities
- Premium lakefront location complete with thoughtful amenities
- Sought-after Central Okanagan location within a short driving distance of award-winning wineries, world-class golf courses, minutes to Penticton, Naramata and easy day trips to Apex Ski Resort
- Just a 20-minute drive from the Penticton Airport and 45 minutes to Downtown Kelowna

### **DESIGNED FOR LAKE LIFE**

- Boutique collection of 45 paired and detached family residences with windows creating open and airy spaces, full of natural light
- Modern exteriors feature extensive use of glass
- Spacious covered decks offering a seamless transition to indoor/outdoor living including outdoor kitchens for each residence to enjoy al fresco meals
- Exclusive clubhouse includes a common pool, hot tub, fire place, entertainment lounge, communal deck and fitness center

### **THOUGHTFULLY CURATED INTERIORS**

- Premium durable, wood grain luxury vinyl flooring throughout all main living areas
- Standard tongue and groove wood ship lap style paneling on feature wall
- Luxurious black Riobel plumbing package selected to enhance each colour palette
- Blackout roller shades in bedrooms and sunshade roller shades included on all other lower-level windows
- Generous storage closets
- Gas fireplaces in every home with gorgeous surround create a modern aesthetic for your indoor living space
- Full-sized, steam clean, WIFI-enabled LG washer and dryer
- Summer room with custom cabinetry for laundry, gear and storage, plus wine fridge.
- Dedicated wet bar complete with custom millwork, wine fridge and sink
- Outdoor kitchens complete with natural gas BBQ, BBQ cabinet and fridge on private decks extend the interior kitchen beyond the glazing

## Exceptional Features:

### **CHEF-INSPIRED KITCHENS**

- Modern panel custom cabinetry
- Well-appointed appliances include:
  - Streamlined, cabinet-integrated Fisher & Paykel French door refrigerator
  - Professional black matte dual fuel Fisher & Paykel range and range hood
  - Combination speed and microwave oven with true convection and broil capability
  - Energy efficient Fisher & Paykel double dish drawer dishwasher
- Engineered stone countertops and beautiful, durable, wood grain-look tile backsplash
- Spacious kitchen islands with distinctive butcher block counter for baking and entertaining
- Double basin sanitized granite onyx sinks with single lever pull-down Riobel faucets
- Recessed pot lights that add ambiance to your kitchen
- Each kitchen includes pull out pantry for functional kitchen storage
- Stylish black metal open shelves with under-shelf lighting

### **BEAUTIFULLY APPOINTED BATHS**

- Engineered stone countertops with undermount sinks
- Handset designer tile flooring
- Ensuites feature custom tile showers with frameless glass enclosures and sleek hand shower with rain head
- Ensuite custom millwork vanity has 2 sinks with open towel storage. Medicine cabinets and open shelving provide functional storage
- Main baths with tubs or showers feature black fixtures and accessories
- Decorative vanity lights plus recessed pot lights in the main and ensuite baths

### **STATE-OF-THE-ART SYSTEMS**

- High speed fiber optic Internet wired to each residence
- Advance fire protection and in-suite sprinkler system with smoke detectors
- Ductless mini-split air conditioner and heat recovery ventilation system
- On-demand hot water system under the stairwells



**LISTED BY TYLER BOUCK**

Personal Real Estate Corporation

C: 250-317-4558

E: [tyler@janehoffman.com](mailto:tyler@janehoffman.com)



JANE HOFFMAN REALTY