



JANE HOFFMAN
REALTY

AWARD WINNING HOME - STUNNING LAKEVIEW



PROUDLY MARKETED BY JANE HOFFMAN

*1795 Lakestone Drive
Lake Country, BC*

DETAILS

Address	1795 Lakestone Drive Lake Country, BC	Bedrooms	3
		Bathrooms	5, 4 Full, 1 Half
		Finished Area	4608 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.15 Acre	Year Built	2022
Views	Lake, Mountain, Valley, Vineyard Views	Exterior	Composite Siding, Stone, Stucco
Water	Municipal	Roof	Torch On Roof
Sewer	Connected	Heating	Natural Gas Forced Air
Main Level	2104 sq. ft.	Fireplaces	2 Gas Fireplaces
Lower Level	2504 sq. ft.	Cooling	Central Air
		Garage/Driveway	Attached Double Garage
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 10' 3 x 13' 5
Living Room: 17' 2 x 19' 1
Kitchen: 17' 2 x 11' 7
Servery: 9' x 7' 2
Dining Room: 15' 4 x 26' 4
2-Piece Bathroom: 7' 5 x 5' 3
Primary Bedroom: 16' x 16' 11
Walk-in Closet: 13' x 7' 8
6-Piece Ensuite: 18' 11 x 13' 8
Laundry: 13' 9 x 8' 7
Mud Room: 7' 8 x 7' 8
Garage: 24' 6 x 22' 8

Room Sizes - Lower Level

Family Room: 17' 11 x 28' 4
Wet Bar: 9' 4 x 15' 7
Gym: 15' 11 x 15' 7
3-Piece Bathroom: 10' 6 x 5' 9
Bedroom: 14' 8 x 18' 5
Bedroom: 14' x 14' 11
4-Piece Ensuite: 10' 3 x 8' 1
4-Piece Ensuite: 11' 8 x 5' 9
Office: 8' 4 x 10' 9
Storage: 8' 1 x 4'
Utility Room: 7' 11 x 9' 2
Wine Cellar: 11' x 4'

Inclusions

- LG washer/dryer
- Thermador 6-burner gas range, wall oven, speed oven & warming drawer
- Pot filler
- Thermador wine fridge
- Wine cooler
- Thermador fridge/freezer
- Thermador dishwasher
- Sharp microwave
- Fisher & Paykel dishwasher drawer
- KitchenAid Under counter Double Drawer Refrigerator/Freezer
- Fisher & Paykel fridge drawer

Mechanical

- Central vac, DSC security
- Electric blinds
- Nuheat, Honeywell thermostat
- Whole home UV water filtration
- Navien hot water tank
- Fantech, Bradform furnace

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 1795 LAKESTONE DRIVE

Award winning home in the lakefront community of Lakestone. Expertly designed to balance form and function creating a beautifully livable space. As you enter through the foyer, you'll instantly be drawn to unobstructed Okanagan Lake views. The floor-to-ceiling windows and cantilevered exterior give you the illusion of floating on the lake.

Open-concept main living with soaring ceilings. With an entertainment-sized quartz island and a professional appliance package which includes a gas range this gourmet kitchen will delight the culinary enthusiast. In the living room enjoy the added ambiance of a gas fireplace. Enjoy seamless access to the covered patio with privacy screens, a built-in grilling station, and heaters.

Retreat to the main floor primary to unwind in the opulent 5-piece ensuite with a soaking bathtub and glass shower with dual heads. The lower level is ideal for the family, guests, or entertaining. It offers 2 generous-sized bedrooms with ensuites, a wet bar, temp-controlled wine room, gym, office, and direct access to a spacious covered lake view patio. Notable features include designer lighting, custom glass and iron work, built-in speakers, ample cabinetry with storage solutions, 3M coating on lake-facing windows, electric blinds, putting green, bocce ball court and a 2-car garage with an epoxy floor.

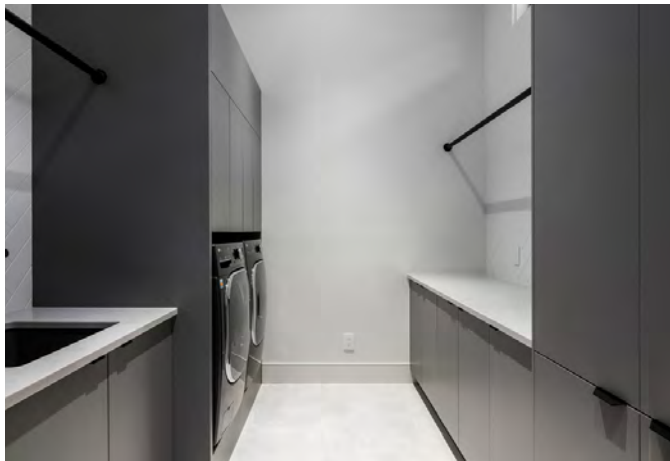
2 doors down from the resort style amenities: lake club facility with pool, 2 hot tubs, public swim dock, waterside park and trail system.

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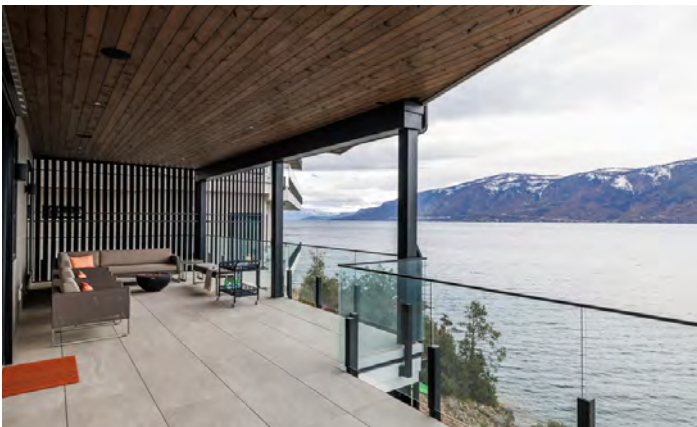


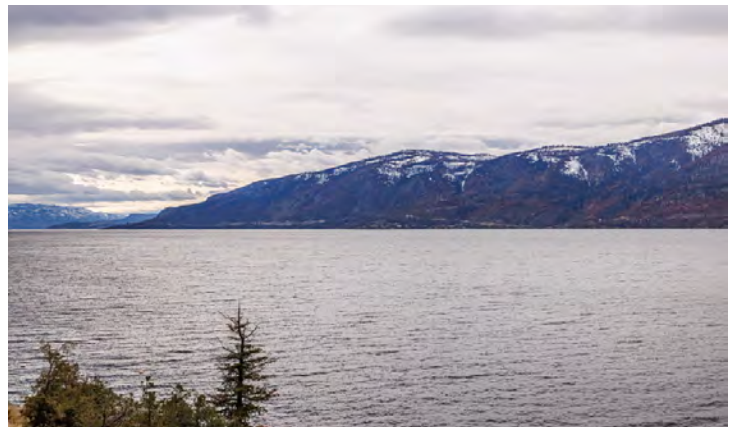
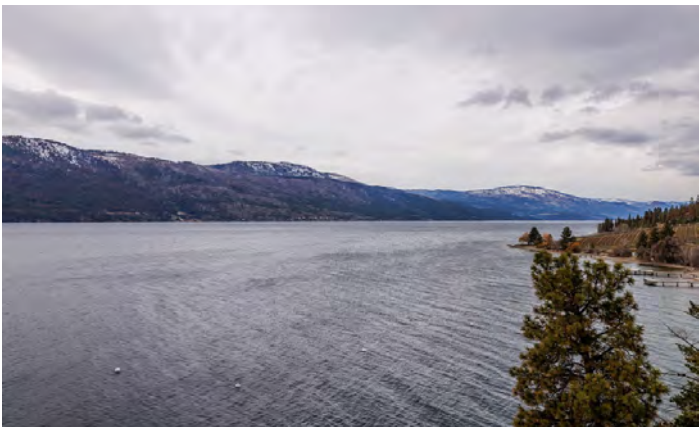










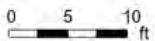


1795 Lakestone Dr, Lake Country, BC

Main Floor Exterior Area 2104.22 sq ft
 Interior Area 1967.32 sq ft
 Excluded Area 582.74 sq ft



Lower Floor Exterior Area 2504.09 sq ft
 Interior Area 2392.81 sq ft



PREPARED: 2024/02/25



EXCEPTIONAL FEATURES

- This home is located in the desirable community of Lakestone
- Discover panoramic views of Okanagan Lake and valley from this stunning home
- Over 4500 sq. ft. of luxury living with quality craftsmanship at every turn
- No expense was spared when it comes to the exceptional fine details of this award winning home, the 2023 housing award of excellence
- Built by Richmond Custom Homes
- The floor-to-ceiling windows and a cantilevered exterior give you the illusion of floating over the lake
- The gourmet kitchen has a chef's dream stainless-steel appliance package, beautiful polished granite counters, kitchen island and butler's pantry
- Convenient butler's pantry features undermount sink, soft closing cabinetry and shelving for optimal storage, keeping the kitchen tidy
- Custom wine cellar built into the lower level with double glass doors, wine racks, and shelving
- Bright, open concept floor plan
- Built-in speakers, custom glass and ironwork and hardwood flooring throughout the home
- Exquisite lighting fixtures beautifully accent the design
- All cabinetry is soft closing
- Oversized two car garage with epoxy flooring
- This home features a "package delivery room" where you can give your courier a 1-day code where they can deliver your packages into a small room which can be locked from the inside of the home
- The recreation room located on the lower level is a perfect entertaining area with a built-in bar just off the deck
- In-home exercise gym
- Laundry room located on main level for added convenience
- There is an abundance of outdoor living, decks off of the main and lower levels and the outdoor oasis below with covered patio, yard, mini putting green, bocci ball court, and lounging area, fully landscaped yard
- Amenities include lake club facility with pool, 2 hot tubs, public swim dock, waterside park and trail system.
- Fantastic location just a short drive to all amenities, shopping, wineries, golfing, and schools

Foyer

- Solid wood front door with glass panels above and on each side of the door
- High ceiling creates an open airy ambience upon entering
- Immediate views of the lake and mountains upon entering
- Adjacent to the foyer is a sliding door which leads to the mudroom and garage
- Mudroom features coat closet, and a package delivery room

Laundry

- Front load washer and dryer
- Tile flooring, folding counter, hanging rods, and a cabinet with undermount sink
- Lots of storage in the upper and lower cabinetry

Kitchen

- Captures the exceptional views of the lake
- Quartz countertops, tile backsplash and sleek wood cabinetry with soft closing feature

Kitchen Cont'd

- Stunning oversized center island with seating for four
- Beautiful light fixtures, meticulously crafted, illuminate the space
- Under cabinet task lighting
- Great function and design with professional stainless-steel appliances and a large walk in butler's pantry
- Cabinet finish Thermador fridge blends seamlessly into the space
- Butler's pantry offers cabinetry & open shelving with under lighting, counter space, undermount sink in lower cabinet and a built-in stainless-steel microwave, dishwasher drawers and window
- The cabinetry has custom insets for spices, cutlery, as well as pull out features for garbage and recycling

Living Room/Dining

- Beautiful open concept with wall of windows and glass deck doors that provide lots of natural light
- Relax and enjoy this inviting room capturing the beautiful panoramic lake and mountain views
- High ceiling creates an open airy ambience
- Feature wall is perfectly accented with beautiful tile that surrounds the gas fireplace with media input above
- Elegant light fixture hangs to the side of feature wall
- Recessed lighting
- The dining room is adjacent to the living area with ample room for a large table defined by two striking light fixtures
- Seamless transition to the comfort of the lakeview deck with floating tile flooring, perfect for entertaining with room for additional outdoor seating, and built-in BBQ kitchen area

Main Level Bedroom

- Primary bedroom on the main level of the home features large floor to ceiling windows that capture the outstanding lake views, wall sconce lighting on both sides of the bed, wall mounted media, a see-through fireplace leading to the 6-piece ensuite, and a walk-in closet with custom organizers

Main Level Bathrooms

- Powder room located by the front entrance features a tiled and a textured feature wall, bidet toilet, vanity with quartz counter and vessel sink, a lighted wall mounted mirror, and push open cabinetry with under lighting
- 6-piece primary bedroom ensuite features, tile flooring, vanity with two undermount sinks, two wall mounted mirrors with a pendant light fixture, a free standing tub with a modern over-head light fixture that accents the decor, a seamless glass shower with two rainfall and two wand shower heads, a heated towel rack, and bidet toilet

Two Lower Level Bedrooms

- 1st bedroom features large picture windows, window bench nook to take in the stunning views, a double door closet, and a 4-piece ensuite
- 2nd bedroom features windows on both sides of the bed, a spacious sliding door closet, and a 4-piece ensuite

Lower Level Bathrooms

- 3-piece bath main bathroom with floating vanity with undermount sink and under cabinet lighting, tile flooring, and a seamless glass shower with rainfall and wand shower heads
- 4-piece ensuite features vanity with oversized undermount sink with two faucets, wall mounted mirror with built-in light fixtures, bidet toilet, and a walk-in seamless glass shower with rainfall and wand shower heads
- 4-piece ensuite features vanity with undermount sink, wall mounted mirror with built-in lighting, tile flooring, and tub/shower combination with wand shower head

Family Room

- Hardwood flooring
- Illuminated by recessed lighting and natural light
- Built-in bar with leathered granite counters, gloss and wood cabinetry, soft closing drawers, undermount sink, floating shelving, and a spacious center island with seating for four with a drop down modern light fixture
- This bar features a Fisher & Paykel beverage fridge with temperature controls could be a fridge or freezer
- Beautiful concrete feature wall is accented with wood cabinetry, built-in wall media outlet, and a fireplace
- Large windows take full advantage of the stunning views of Okanagan lake and mountains
- Perfect for entertaining with the bar and access through sliding glass doors to the covered private outdoor deck with lounging area, and recessed lighting
- Adjacent to the family room is an open office space with a built-in desk for two with long leathered granite countertop, upper and lower cabinetry and floating shelves

Gym

- Enter through large double glass doors
- Gym flooring, ceiling fan, media hook-up
- Mirrors extend the length of one wall and a large window captures the expansive lake views and provides lots of natural light
- This room could also be used as a guest room

Wine Cellar

- Lighted temperature controlled wine room with glass doors
- This wine cellar features floating display shelving, and built-in wine racks
- Located directly beside the wine cellar is a seating area for two





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