



JANE HOFFMAN
REALTY

WATERFRONT HOME ON KALAMALKA LAKE ON 1.08 ACRES



PROUDLY MARKETED BY JODI HUBER

16191 Butterworth Road
Lake Country, BC

DETAILS

Address	16191 Butterworth Road Lake Country, BC	Bedrooms	4
		Bathrooms	5, 3 full, 2 half
		Finished Area	5227 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	1.08 Acres, 292 ft. x 200 ft.	Year Built	2005
Water	Municipal	Exterior	Stucco
Sewer	Septic tank and field	Roof	Torch On
Views	Lake, Mountain	Heating	Natural Gas Forced Air
Main Level	3084 sq. ft.	Cooling	Central Air
Lower Level	3143 sq. ft.	Fireplace	2 Gas Fireplaces
		Garage/Driveway	Attached Double
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 13'10 x 13'2
Living Room: 17'5 x 21'7
Kitchen: 19'6 x 9'10
Dining Room: 19'11 x 12'7
Pantry: 7'11 x 5'5
Mud Room: 10'4 x 15'1
Laundry: 9'7 x 12'5
2-Piece Bathroom: 7'10 x 4'10
Primary Bedroom: 17'8 x 13'6
Full Ensuite Bath: 10'10 x 18'6
Walk-In Closet: 7'8 x 5'0
Reading Nook: 8'0 x 10'8
Family Room: 14'3 x 24'6
Garage: 31'2 x 22'1

Room Sizes - Lower Level

Rec Room: 32'8 x 20'11
Family Room: 17'7 x 12'3
Bedroom: 14'9 x 15'9
Full Bathroom: 9'0 x 7'11
Bedroom: 19'2 x 14'4
2-Piece Bathroom: 5'10 x 4'9
Full Bathroom: 11'2 x 13'4
Bedroom: 22'8 x 14'11
Walk-In Closet: 5'9 x 8'8
Wine Cellar: 9'4 x 13'11
Gym: 9'9 x 15'10
Storage: 8'3 x 9'1

Inclusions

- Gaggenau 5-burner gas cooktop and separate griddle
- Built in Miele oven and steamer
- Miele dishwasher
- Sub Zero refrigerator, Sub Zero refrigerator drawer

Mechanical

- 3 forced air furnaces
- 3 air conditioners
- 2 hot water tanks

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.



KALAMALKA LAKE LIVING AT IT'S FINEST

Kalamalka Lake Living at it's finest. Famous for its turquoise waters, this lake brings visitors from near and far because of its captivating beauty. This elegant residence exemplifies the Okanagan Lifestyle with a design that showcases the stunning exterior setting to the interior luxury. This modern jewel blurs the lines between indoor and outdoor living.

Nestled comfortably on a remarkable 1 acre of rolling green space that leads to the waters edge with mature trees framing the view. Interior design is a perfect blend of warmth and charm with modern day luxury. Historic front door shipped in from Europe, rough cut oversized wood beam details, spiral staircase, wall to wall windows for natural light to pass through.

The main floor great room is amazing and finished with rich details with 16 ft. ceilings accented in rough cut beams. A chef's kitchen with quality appliances and attention to detail and functionality. Enjoy the wrap around deck off the kitchen, only a short walk to the private dock & boat lift! The master retreat is perfectly positioned to capture the view, and offers a stunning ensuite, private deck access, fireplace and walk-in closets.

Lower level consists of three spacious bedrooms and a rec-room that is designed for entertainment with walk-out access to the resort like backyard offering manicured gardens, level yard, private and easy access to the waters edge! Don't miss out and come enjoy life on the water.

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





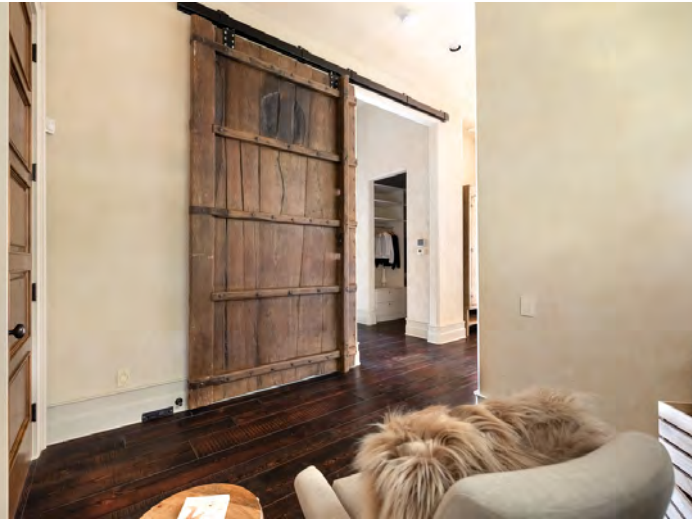






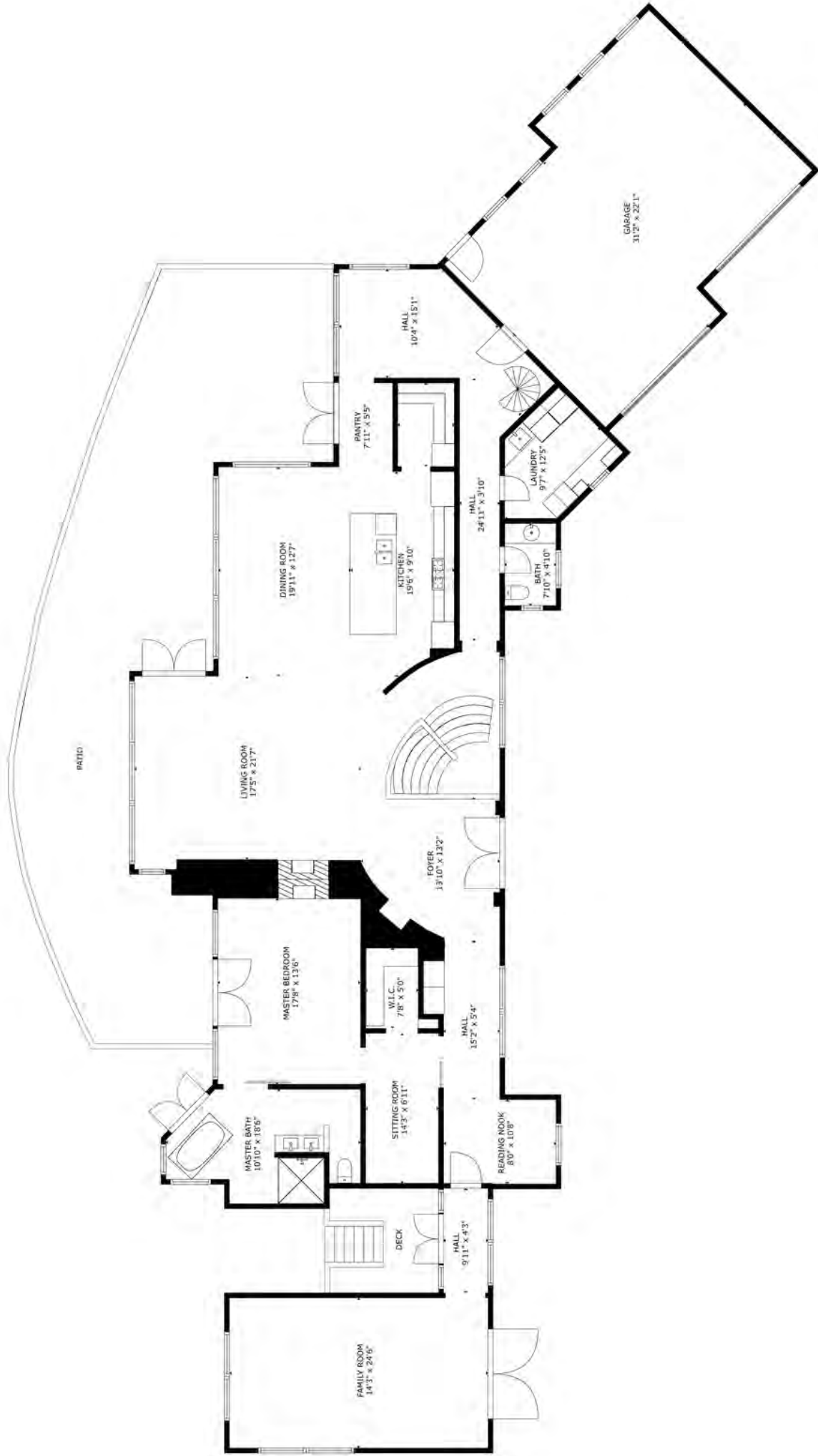






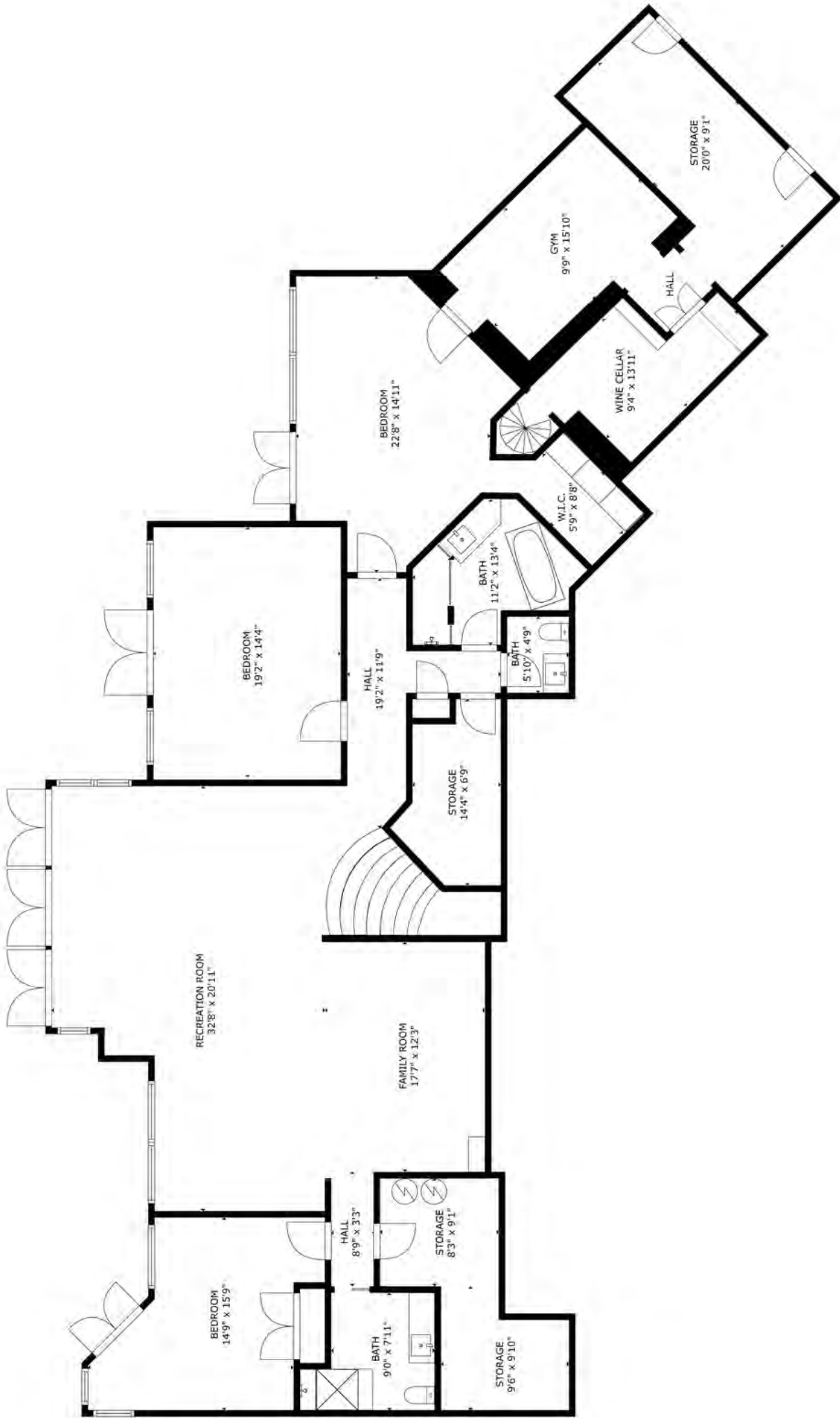






GROSS INTERNAL AREA
 FLOOR 1: 3143 sq. ft, FLOOR 2: 3084 sq. ft,
 EXCLUDED AREAS: , DECK: 106 sq. ft,
 PATIO: 1111 sq. ft, GARAGE: 677 sq. ft
 TOTAL: 6227 sq. ft

STRUCTURAL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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EXCEPTIONAL FEATURES

- Nearly level access to the shores of Kalamalka Lake
- Luxury at its finest! Warmth of natural materials blending perfectly with modern day luxury
- Enjoy the beauty of the setting from nearly every room from the extensive use of glass
- Versatile layout offering upper or lower master bedrooms to choose from, the master on the lower level has a convenient outdoor wash room to use when coming from the lake
- Situated at the shore line is a unique out building with screened walls to enjoy the breeze
- The newly completed rail trail at the property's edge extends from Lake Country to Vernon, offering miles of walking or biking along the shores of the lake
- Sparkling Hills Spa, Predator Ridge Golf Course are minutes away and Silver Star ski resort is only a 30 minute drive
- Landscaping is well established offering mature trees and shrubs, trellised rock walls and rolling green leads to the lake
- A wide driveway leads to an oversized double garage with ample exterior room for RV or Boat
- Some of the interior details include Venetian finish on interior walls, timber beams, wood casings and expansive wood sliding barn door

Exterior Features

- Stunning iron work by Ted Howell
- Tiled decking on the generous outdoor lake view deck
- Quaint sitting areas are positioned all around to enjoy sun and shade
- Professionally installed rock trellised walls with inset shrubs and mature trees

Interior Features

- 9 ft. custom knotty alder doors
- Harman Carson interior sound system
- Band saw cut Hemlock plank 6, 8 or 10 inch flooring
- Old Jerusalem tile
- Interior design by Cindy Ziolowsk of Square One Designs
- 10 and 1/2 inch crown moldings throughout
- Heated floor in master ensuite bathroom and in the lower level
- Full security system with audio and visual

Foyer

- Immediate lake view upon entry, open to all main living areas
- Incredible 100 year old 10 foot wood door
- Jerusalem tiling meets wide Hemlock plank flooring
- 14 foot ceiling height accented by fir timber beams, 16" x 8" beam size
- Heated flooring, security panel, inset lighting
- Recessed niche for art display
- Motorized phantom screen on the front door

Kitchen

- Open concept kitchen dining and living room all enjoying the lake views from wall to wall windows
- Easy transition to exterior dining and lounging on the lake view deck
- 12 foot ceiling with inset lighting
- Large center island, 11'6 x 4'4 in size
- Global surfacing on the island
- Top of the line appliances, stainless steel hood fan
- Ivory cabinetry with soft close components, open shelving
- Full pantry with cabinets and counters and open shelving
- Convenient recycling drawer

Dining

- Spacious in size, can host large gatherings with ease
- Surrounded in windows to the lakeside
- Metal and glass chandelier casts soft lighting

Great Room

- Magnificent fireplace is finished in concrete and rough edged travertine
- 16 feet ceiling height with windows that rise floor to ceiling
- Automatic exterior screens
- Access to lakeside deck

2-Piece Bathroom

- Wood cabinet, floating faucet and taps, vessel sink

Master Bedroom

- Positioned lakeside with access to lake view deck
- Motorized phantom screen
- Gas fireplace
- 14 foot ceiling height with wood beams
- Antique Spanish old world sliding barn doors to access the ensuite bathroom

5-Piece Ensuite Bathroom

- Views of the lake from the shower or the soaker tub
- Chocolate cabinet with open shelving below, 2 sinks
- Seamless glass shower with two shower heads and stamped concrete flooring, tiled walls and ceiling
- Tile floor with in-floor heat

Studio

- Set at the north side of the home, receives morning and late afternoon sun
- 3 large picture windows frame the view
- Access to front courtyard
- Glass doors to the lakeside with seating area in the breezeway

Mud Room

- Located off the garage and doubles as home office
- Spiral staircase to the lower level wine cellar

Lower Level

Bedroom

- French glass doors to the outdoor covered paving stone patio
- Heated travertine tile floor, walk in closet with organizers

4-Piece Bathroom

- Heated floor
- Seamless glass tile shower with rain and handheld shower heads
- Soaker tub, privacy toilet with sink

Bedroom

- French doors to patio and the lake, heated travertine tile floor

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Family Room

- Oversized family room with direct access to covered patio and lake beyond
- 3 sets of French doors
- Ceiling fan, recessed lighting
- Heated travertine tile floor
- Room for a games area and casual lounging room

Media Room

- Open to family room , in wall media hook ups, inset shelving for components

3-Piece Bathroom

- Glass door shower, heated floor

Wine Cellar - 9'4 x 13'11

- Cedar lined with custom shelving, spiral stairs to upper level

Gym - 9'9 x 15'10

Storage - 29' x 9'1

- Completely finished

Garage

- Oversize double garage with epoxy flooring

Workshop

- Lots of storage cabinets, workspace, recessed lighting



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Unison

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