



JANE HOFFMAN

REALTY

LAKESHORE CUSTOM HOME NESTLED ON 1.22 ACRES



PROUDLY MARKETING BY JANE HOFFMAN

*5308 Lakeshore Road
Kelowna, BC*

DETAILS

Address	5308 Lakeshore Road Kelowna, BC	Bedrooms	4
		Bathrooms	4, 2 full, 2 half
		Finished Area	4,608 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	1.22 Acres, 185 ft. x 277.3 ft.	Year Built	2010
Water Frontage	185 ft.	Exterior	Stone, Stucco
Main Level	2394 sq. ft.	Exercise Pool	In-ground, heated
Upper Level	2214 sq. ft.	Cooling	Natural Convection Air Flow Central Air
Water	Lake Intake	Heating	In-Floor Hot Water, Natural Gas
Sewer	Septic	Fireplaces	4, 2 Gas, 2 Wood Attached
Views	Lake, Mountain, City Views	Garage/Driveway	Heated Double
Architect	Everest Lapp	Foundation	Concrete
Designer	Ines Hanl	Basement	4 ft. high crawl, concrete floor

ROOM SIZES

Level 1	Level 2	Level 3
Foyer: 5' x 6'6	Mezzanine/Hall: 16' x 10'	Loft: 17'10 x 17'9
Kitchen: 21'7 x 26'6	Master Bedroom: 17'1 x 14'3	Inclusions:
Kitchenette: 10'6 x 7'5	Full Ensuite Bathroom: 17'6 x 13'2	Miele 5 burner gas range, 2 Miele
Dining Room: 19'6 x 17'4	Master Walk-in Closet: 10' x 12'	paneled dishwashers, Miele range
Great Room: 23'7 x 17'1	Bedroom: 13'6 x 11'6	hood, Miele double ovens, Miele steam
Den: 14'3 x 13'6	Bedroom: 13'6 x 11'6	oven, 2 Miele warming drawers, Sub-
Laundry/Mudroom: 13'9 x 10'6	Full Bathroom: 16'3 x 9'1	Zero refrigerator, 2 drawer Sub-Zero
2-Piece Bathroom: 5'7 x 5'2	Bedroom: 15'8 x 11'7	fridge/freezer, 2 drawer Sub-Zero
2-Piece Pool Bathroom: 8'3 x 5'9	Deck: 9'11 x 5'5	vegetable fridges, Sub-Zero wine fridge,
(steam shower & sink)	Master Bedroom Deck: 7 x 27'	Sub-Zero freezer in the pantry, Miele
Utility: 13'1 x 7'5		washer, Miele electric dryer, Asko
Cov'd Patio Off Entrance: 14' x 20'		drying cabinet, Napoleon 4 burner
Cov'd Patio Off Dining: 14' x 17'		BBQ, Prestige Pro 500 installed in 2022
Cov'd Patio off Pool Entrance: 5' x 9'		Exclusions:
Double Garage: 26'8 x 23'7		Freezer and appliances in the garage

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.



ONE OF A KIND LAKESHORE & CREEKSIDE SETTING - GATED ENTRY

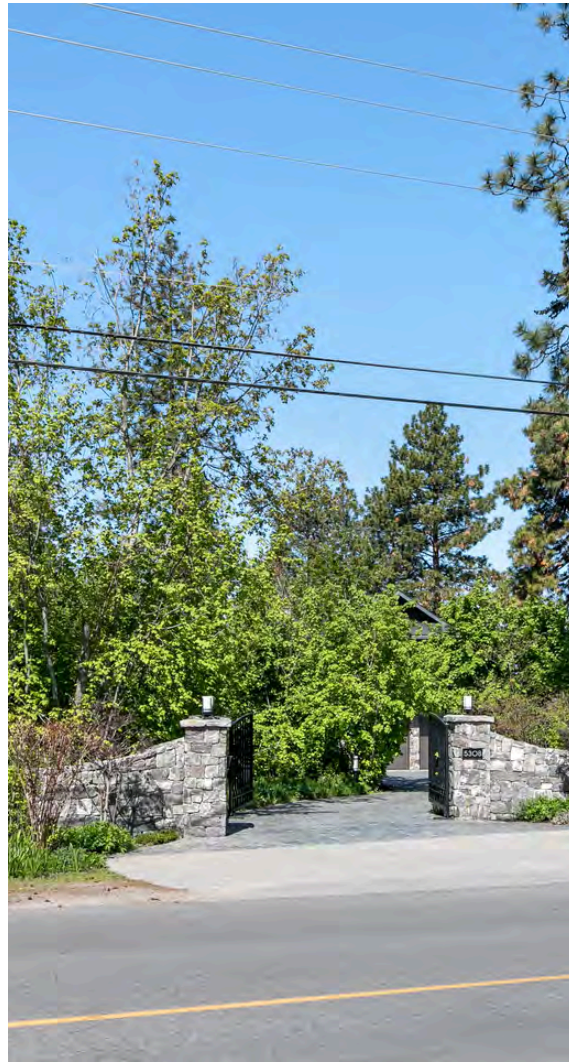
Tranquil Waterfront and Creekside Retreat. This gorgeous custom home is situated on a private 1.22 acre property along the shores of Okanagan Lake and offers 185 feet of water frontage. Lebanon Creek borders the property to the south. Designed by Architect Everest Lap and interior design by Ines Hanl this home is an energy efficient oasis "connecting back to the earth." Meticulous attention to detail and design is found throughout the over 4,600 sq. ft. residence with every room taking full advantage of the lake and forest views, bringing the outdoors in.

Exterior has been finished with Kettle Valley granite and incorporates seamlessly into the surroundings. Natural materials span the home with custom rock and tile work, rich wood cabinetry, and beautiful walnut floors. Upon entry you'll notice the soaring 29 ft. ceilings in the kitchen creating a grand space for hosting and entertaining. The high-end kitchen features a curved island, custom Sycamore and Walnut veneer wood cabinets with professional appliances that will delight any chef. Living room was designed to hold a grand piano with a panel of 5 windows that accordion to the patio to allow for an unparalleled indoor to outdoor living experience. Backyard offers a swim spa with hot tub that are both privately nestled into the landscape. Well-designed and constructed wharf system at the beautiful expansive shoreline. For those seeking a tranquil retreat with seamless access to the waterfront this is the ideal property!

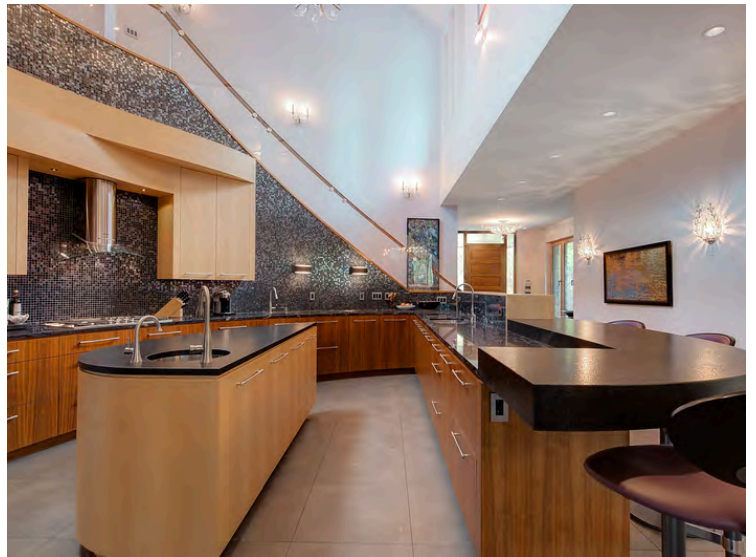
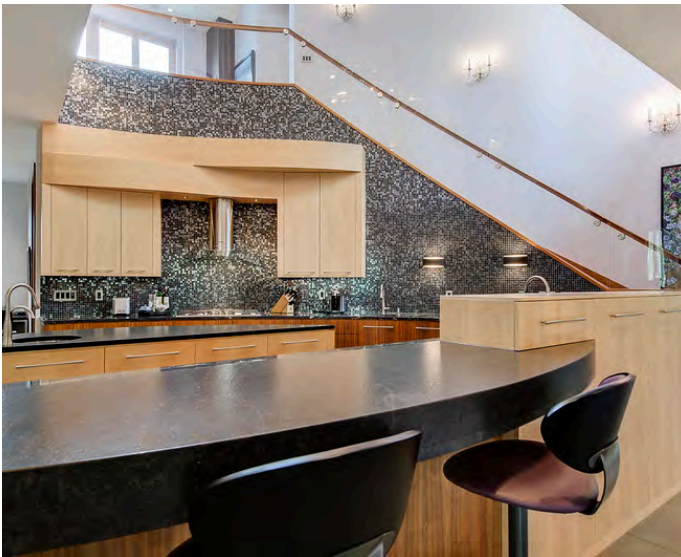
Listing Agent - Jane Hoffman | Contact jane@janehoffman.com or 250-866-00880



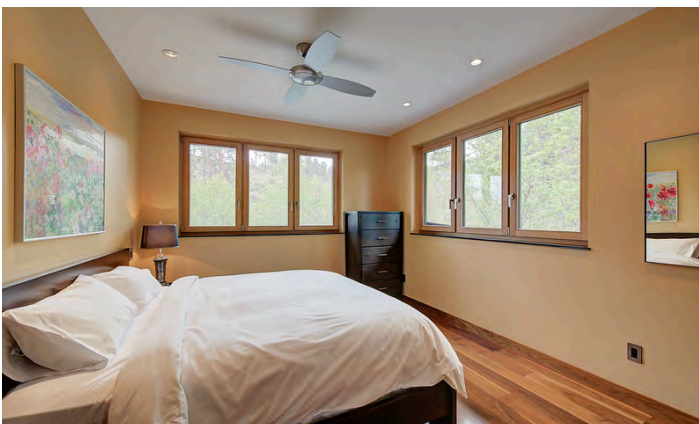
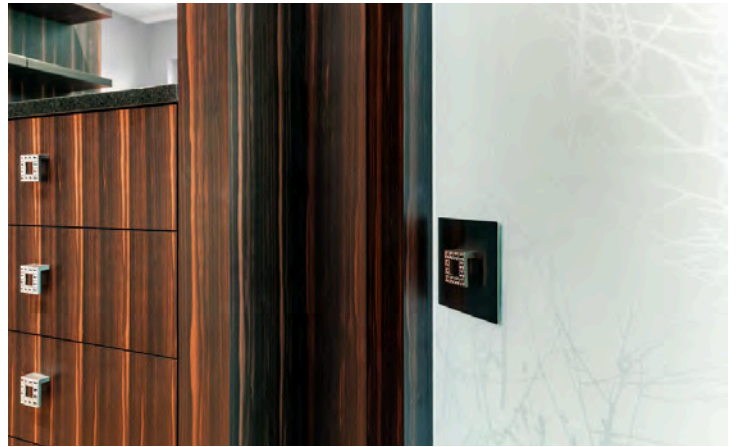




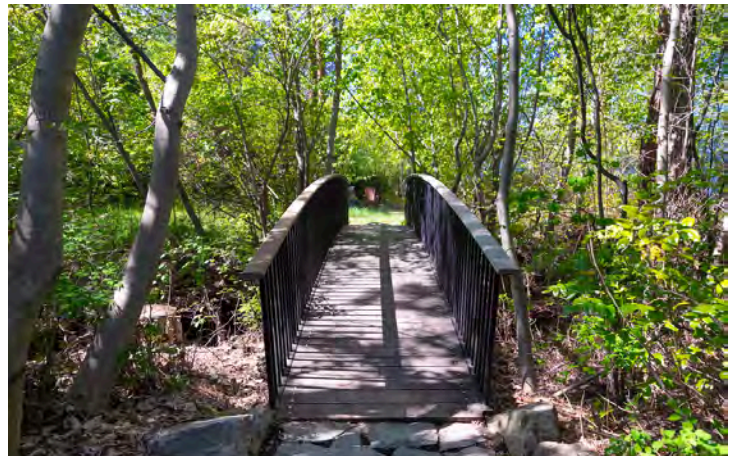












DETAILED FEATURES

Exceptional Features

- One-of-a-kind LAKESHORE and CREEKSIDE setting with 185 ft. of shoreline! Unique custom home nestled on gated 1.22 acre property, Licensed dock
- Architect Everest Lapp, and Interior Designer Ines Hanl
- Thoroughly thought-out design creating an energy-efficient oasis
- Built by PCL Construction over a period of 3 years ensuring the ultimate in quality and finishing
- 1st Floor exterior - Precast concrete window sills, locally quarried full depth Kettle Valley Granite (4" to 6" thick)
- 2nd floor exterior - Acrylic stucco
- Exterior walls are all framed using 2 x 8 studs and 3/8" fir plywood, Insulation is spray foam - R30 in walls, R50 in roof
- Black stone slate roofing tiles mined in Quebec, 1/2" fir roof sheathing, extra water-proof membrane on low slope areas, gutter and fascia all 24-gauge steel with Kynar coating, Aluminum Longboard® soffits
- Hidden steel I-beams allow for covered patios under dramatic overhangs without support posts
- All stairs, baseboards and interior doors are solid North American Walnut, Wooden flooring is 6" clear tongue and groove solid walnut in long lengths
- The windows are European style (opening inward), wood of clear, straight-grained European Larch with aluminum powder-coated exterior cladding and triple-pane sealed units, multi-point locking, all windows throughout home are openers
- All windows are tilt & turn style with option to fully open, tilt, or tilt a tiny bit for house air exchange
- Built-in screens - pull down for summer and up for winter
- Motorized up/down built-in screens in the media, dining and living room
- All interior window sills are solid granite
- Interior doors have patterned panels made by laminating fabric between two panes of glass or mirrors, all doors are 8' tall, are weather-stripped for quiet close, have adjustable hinges, and stainless steel handles
- Custom hand-veneered, book-matched cabinets were custom-built by master European craftsman Jens Krause, Krause Woodworking, Sorrento, BC
- Figured sycamore veneer and walnut veneer on main floor cabinets and master suite, ebony macassar veneer on the 2nd floor landing, master suite cabinets are sycamore and ebony macassar
- All interior lighting fixtures by Fine Art Hand Crafted Lighting, Florida
- The Lebanon creek which flows through the property creates its own micro-climate which allows a natural forest of 45 Ponderosa Pine, 20 Douglas Fir, maples, red birch, willow, mock orange, Oregon grape, elderberry, Saskatoon bush, and wild rose
- Bridge over Lebanon Creek has exotic Ipe planking (ironwood)

- Seasonal creek typically flows from Feb/March to July
- Driveway is fully lit at night, with granite entry wall and large, black powder-coated, automatic opening, aluminum gate
- Exterior patios are all natural stone tiles. Driveway and walks are rough cut cobblestone
- Sound system throughout home, Nuovo control panels, Sonance speakers, all run from your phone by Wi-Fi connection.
- Built in speakers – 4 in the great room, 2 on the covered patio off of the dining room, 2 in the living room, 2 in the master ensuite, 2 on the upstairs balcony patio. Media room has its own sound system

Dock

- Installed in 2010 by Okanagan Dock & Marina, all steel piles, aluminum frame, full thickness 1" x 3" lpe (ironwood) decking, 3 swim ladders
- One boat slip, will fit up to approx. 24', no lift
- Power available to the dock

Lakeside Patio and Swim Spa

- Swimex Model 500-OS current swim spa with paddle wheel technology, with a built-in automatic water treatment
- Quiet, efficient, powerful, low turbulence water flow for doing laps. Can heat to 80F - 92F allowing for year-round use
- A Viessman boiler heats the swim spa
- Boiler for the swim spa is in utility room; heat exchanger, piping, & swim spa filter are in the crawl space
- Outdoor shower with stainless fixtures
- Large natural stone tile patio
- Nearby is hot tub nestled under trees with views of foliage below and beach & creek beyond
- Separate 200-amp service supplies power to the hot tub, swim spa and dock

Storage

- Generous storage room off the pool bathroom with linen door panels in a tree pattern backed by mirror
- Another large storage area under the main floor stairs. All cabinets throughout the home were built to accommodate extra storage

Alarm System

- Installed by Alarm Masters/Telus

Garage

- Double garage has work bench & cabinets with stainless steel counter, utility sink, 200-amp house service in 3 electrical panels (one in garage, two in utility room)
- 60 Amp outlet for welder or car charger
- Tile floor with radiant in-floor heating
- Double garage has slope w/drainage & conditioned hose bib for washing vehicles, pets, & toys
- Garage has 10'9 ceilings & two overhead doors (9' x9')

Heating

- In-floor radiant hot water heating
- Small electric furnace as a back-up if boiler were down for repair
- Warmboard® floor system: in-floor Pex-Al-Pex tubing heating coils are in grooves of the 1" Warmboard® flooring which has an aluminum laminated layer on the top the Warmboard® panels to provide quick and even heating of the entire floor (no hot spots)
- Dedicated Viessmann 100 boiler for in-floor heating system, 8 thermostats for zone control

Cooling

- The house has a conventional air conditioning system installed in 2023 in addition it can be kept cool by natural convection air flow which is achieved by strategically opening or closing various windows and skylights
- The many trees on the property provide shade and retain cool air near the house even on the hottest of days
- Combine this with the cool evening breeze off the lake and you have lots of cool air entering the main floor windows after sunset. Hot air exits through the open skylights.
- During the day the high R-value of the home retains that cool air to give air-conditioned-like temperatures

Water

- Lake intake - filtration and purification system - sand filter, water softener, 2 UV lights
- Reverse osmosis drinking water - 2 faucets on main floor, second floor faucet, garage faucet
- 2 Rinnai on-demand water heaters with circulating pumps
- 2 high pressure fire hydrants located on the property, 200 ft. of fire hose at each hydrant deliver 100 gallon/minute
- An additional hydrant in green house supplies water to the plants

Septic System

- Tertiary Micro biotic treatment, biodegradable Bio-Harmony Residential Wastewater System
- Runs along the east fence towards the house

Crawl Space

- Spray foam insulated 4 foot crawl space, concrete floor, entry in the mechanical room, lots of storage room, gives access to under the pool
- 2 sump pumps and water sensors with alarm connected to security monitoring if any water in the crawl or mechanical room
- There has never been any water in the crawl space, as the crawl space floor is well above the lake and creek

Greenhouse

- Can be operated year-round
- Heated, thermostat controlled, automated fans & vents to keep ideal temperatures
- Lights are suspended from insulated plastic ceiling, glass windows all 4 exterior walls, paving stone floor
- Separate garden shed with automatic roof venting for storing yard tools

Entry/Foyer

- Exterior step is sandblasted marble, then polished, giving the impression of “roots of a tree”, granite surround
- Custom 3” thick solid Walnut front door, has 5 adjustable hinges, 4 point locking system, sidelights & transom
- The entry is well lit with large windows opening to greenery. Double closet doors with tree print panels
- Crystal chandelier with leaf motif

Kitchen

- Grand space, open concept to main living area, vaulted 29 ft. ceiling
- Staircase rises up the curved back wall
- Extraordinary 8’ crystal chandelier hangs above
- Curved, raised eating bar w/ seating for 5
- Tear-drop shaped Island has a prep sink, granite top in “leather” finish
- Undercabinet lighting, mosaic tile backsplash
- Traditional double sink, 2 additional prep sinks
- Lower cabinetry all Walnut book-matched veneer, uppers are Figured Sycamore veneer
- Glossy dark granite counters contrasting with “leather” finish granite top of island and raised seating bar
- Pullouts for glass stemware

Pantry

- Off the kitchen, features book-matched Figured Sycamore wood veneer floor to ceiling cabinetry
- Surrounded by mosaic tile backsplash. Window to outdoors.
- Sliding pocket door separates pantry & laundry area on the way to the garage
- Sub-Zero freezer, paneled. Prep sink

Dining

- Seating for 10+
- The granite wall on back of fireplace defines the space
- Crystal and stainless chandelier above hangs from 9’7” ceiling
- Diamond pattern tile floor
- Sliding glass door leads to covered patio and BBQ area for “al fresco” dining
- Windows open to view of flower gardens & natural creek habitat - foliage and trees

Living Room

- Steps down from kitchen/dining area, separated by wood-burning fireplace showcasing floor to ceiling Kettle Valley granite, and raised “leathered” granite hearth and mantel
- This room has a 10’ 7” ceiling, 8’ tall windows on three sides of the room, and was designed to accommodate a Grand Piano
- A five panel, “accordion” window with remote controlled electric screen give a complete indoor/outdoor living experience
- The view is to Okanagan lake and Lebanon creek and embraces nature, the ever-changing seasons, the new growth of spring, summer foliage, fall colours, and the “magic” of winter snow

Media Room

- Double-soundproofed walls, with a door threshold that drops down when the door is closed
- 5 speakers and subwoofer, wall hung media screen
- Built-in custom wood entertainment center w/closed cabinetry & open display shelving
- Mosaic tile surrounds a linear gas fireplace
- 8' door is walnut with triple-pane laminated glass panels w/linen insert

Laundry Room

- Blond figured sycamore wood cabinetry w/ pull-down ironing board & hidden laundry "dumb waiter" to the second floor
- Oversized solid granite sink, granite counter work space, under counter lighting, mosaic tile surrounds window to exterior. Glass paneled door to garage

Computer Nook

- Convenient and functional, part of the main living area

2-Piece Bathroom

- Conveniently located with exterior door to deck and swim spa
- Circular, clear glass raised vessel sink w/stainless faucet, iridescent tone green, purple, oyster mosaic tile
- Towel storage beside w/cabinets below. Heated towel rack on wall
- Glass door opens to walk-in steam shower w/ floor-to-ceiling tile, sliding wand, fixed rain head, body jets
- Granite seating bench
- 2 steam jets turn shower into a temperature controlled steam room

2-Piece Bathroom

- Off kitchen. Duravit wall-mounted toilet with window above
- Walnut veneer cabinet with above-counter smoked glass vessel sink & corner faucet
- Linear mirror above, beside white open display shelving with shattered glass backsplash, meeting lower wall of tile
- Hanging crystal glass light fixture

Outdoor Kitchen/ BBQ area

- Accessed from the dining/kitchen area, natural stone tile patio flooring
- Covered patio with dramatic unsupported overhang
- Napoleon Prestige Pro 500 barbeque, installed new in 2022
- Patio surrounded by forest w/ views of creek & bridge leading to pathway to the dock

Mezzanine/Fitness Area – Level 2

- Lake & valley views to West & North
- Ebony Macassar veneer built-in cabinets w/ media on wall, open display shelving, & wet bar
- Spacious seating area w/grand vaulted ceiling, large windows & three skylights for natural light
- Frameless glass railing overlooks curved staircase down, hanging chandelier, & open-concept kitchen/entryway area below

Mezzanine/Fitness Area – Level 2 Cont'd

- Total of 7 motorized skylights upstairs (remote on cabinet in mezzanine opens them all)
- Access to private lake-view deck w/glass railings, cut natural stone tiles, drain on the deck
- Kettle Valley granite mantle above wood burning fireplace w/70% heat efficiency
- Gas outlet, outdoor audio, looks over lower patio and lake

Master Bedroom

- Mosaic tile surrounds linear gas fireplace, ceiling fan
- Windows open to creek & mountains behind, setting a calming mood with gentle sound of the creek and the freshness of the air
- French door leads to large private balcony with lounging and sunning area
- Open concept walk-in closet with ebony macassar wood veneer cabinetry with jeweled pulls, sliding doors, mirror, bench
- All cedar-lined closets & drawers
- Make-up vanity counter & mirror with above, granite counter, rough-edge granite sink

5-Piece Master Ensuite

- Free-standing Victoria + Albert soaker tub centered below private view window to foliage
- Free standing faucet and hand shower
- Mosaic tile shower, glass door, with fixed rain head & sliding wand. Built-in seating bench
- His & her sinks, separate mirrors above counter, white porcelain sinks flanked by sconces with hanging LED crystal glass lights, heated towel racks
- Wall tiles are an iridescent green and purple reflecting through the lights

Bedroom – Level 2

- Mountain views & foliage, faces south-east, 2 walls of windows open to outdoors, ceiling fan, walk-in closet

Bedroom – Level 2

- Mountain views & distant city, faces north-east, wall of windows & above bed, ceiling fan

Bedroom - Privately Separated from Other Rooms – Level 2

- Bright, generous sized room w/windows above the bed to north and two more walls of windows facing west and south, view of tall pines and lake beyond
- Walk-in closet with sliding doors (linen with glass)

4-Piece Bathroom – Level 2

- Shared between the two main guest bedrooms, making a "guest" wing
- Wrap-around curved mosaic tile walls, heated towel racks, wall mounted toilet
- Free-standing Victoria + Albert sink and soaker tub with hand shower, windows to north
- Walk-in shower with bench, rain head, sliding wand, aqua-color mosaic tile walls. Porcelain elliptical shaped vessel sink on curved cabinet

Recreation/Loft Room – Level 3

- Unique custom wooden open staircase w/brushed spindles leads up to kids play area/loft with cork flooring, nook, open kids seating area, media ready, & window to mountains, 4 oversized skylights & vaulted ceiling. Frameless glass railing looks down over the "lobby" of 2 guest bedrooms below

5308 LAKESHORE ROAD



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