



JANE HOFFMAN
REALTY

LUXURY LAKESIDE HOME WITH POOL - PRIVATE BOAT MOORAGE



PROUDLY MARKETING BY JANE HOFFMAN

*23 - 180 Sheerwater Court
Kelowna, BC*

DETAILS

Address	23-180 Sheerwater Court Kelowna, BC	Bedrooms	6
		Bathrooms	8, 7 full, 1 half
		Finished Area	9129 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	2.52 Acres, 205 ft. x 604 ft.	Year Built	2012
Water	Municipal	Exterior	Stucco, Stone, Wood Siding
Sewer	Connected	Roof	Tar & Gravel
Views	Lake, Mountain, Valley	Heating	Natural Gas, Forced Air, In-floor Water
Main Level	3388 sq. ft.	Cooling	Central Air
Above Main	3692 sq. ft.	Fireplace	2 Gas Fireplaces
Below Main	2049 sq. ft.	Garage/Driveway	Attached Heated Triple
		Foundation	Concrete

Room Sizes - Entry Level

Foyer: 12' x 15'11
Den / Office: 16'1 x 15'11
Utility: 9'10 x 15'1
Rec Room: 22'11 x 23'3
Media Room: 11'5 x 17'11
Bedroom: 14'5 x 17'11
Full Bathroom: 9'10 x 8'5
Mud Room: 6'9 x 7'6
Garage: 39'2 x 39'5

Main Level Cont'd

2-Piece Bathroom: 6'4 x 7'8
Bedroom: 19' x 21'10
Bedroom: 11'10 x 12'4
Bedroom: 17'7 x 11'2
Bedroom: 16'4 x 11'1
Full Ensuite Bath: 5'11 x 10'7
Full Bathroom: 5'10 x 10'6
Full Ensuite Bath: 10'4 x 19'2

Room Sizes - Upper Level

Primary Bedroom: 18'8 x 43'7
Full Ensuite Bath: 19'9 x 21'7
Den / Office: 15'2 x 18'8
Bonus Room: 24'6 x 18'11
Full Ensuite Bath: 10'5 x 25'1
Gym: 25'4 x 39'11

Room Sizes - Main Level

Kitchen: 19'9 x 18'8
Living Room: 18'7 x 20'9
Dining Room: 10'6 x 15'7

Pool House

Bathroom - Full: 7'5 x 5'5
Wet Bar: 6'7 x 15'
Sauna: 5' x 6'
Steam Room: 5' x 6'

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 23 - 180 SHEERWATER COURT

Sheerwater - One of the Okanagan's most sought-after gated lakefront communities. A distinct modern West Coast architecture is evident throughout this exceptionally crafted home perched on natural 2.5-acre setting offering a commanding view of Lake Okanagan.

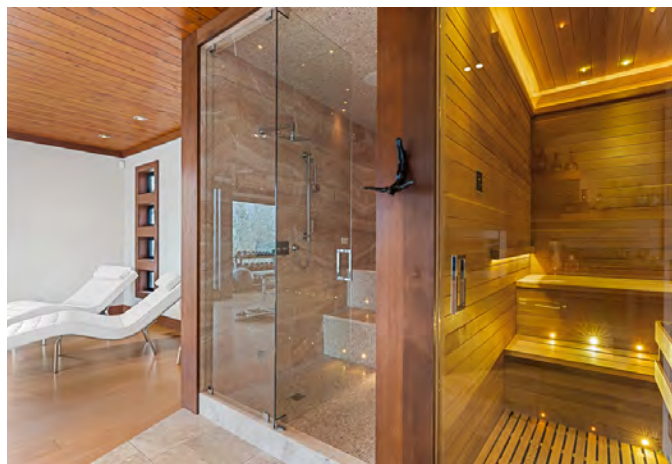
The seamless integration of indoor and outdoor spaces, use of extraordinary large windows, incorporation of wood beams, cedar accents, vaulted roof lines and use of natural elements through a variety of materials and textures has combined to create this timeless design.

With over 9000 sq. ft. of living space, an oversized 3-4 car garage, detached casita, infinity pool, rock encased hot tub, 1200 bottle wine cellar, outdoor kitchen and multiple decks and patios to take advantage of the site characteristics.

Of special note is the luxurious primary bedroom that is truly beyond compare - this over 3600 sq. ft. space spans the entire upper level, with breathtaking 'floating' lake views. The space is complimented by a home gym, his and hers closets and ensuite, inviting relaxation room and a view to be remembered from the wall of windows!

Ease of access to lakeside dock with full time boat moorage.

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









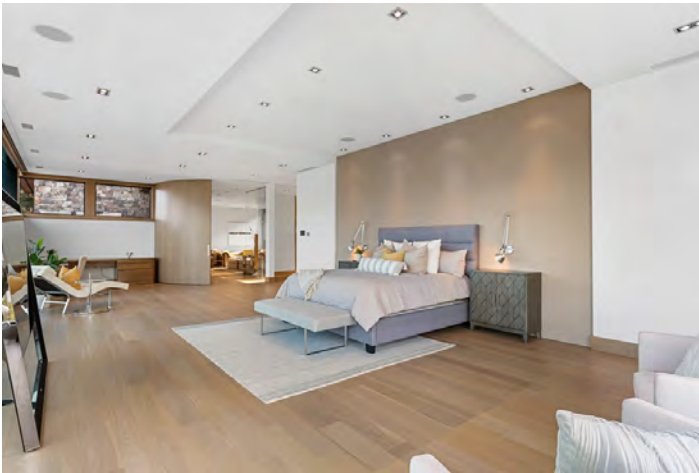




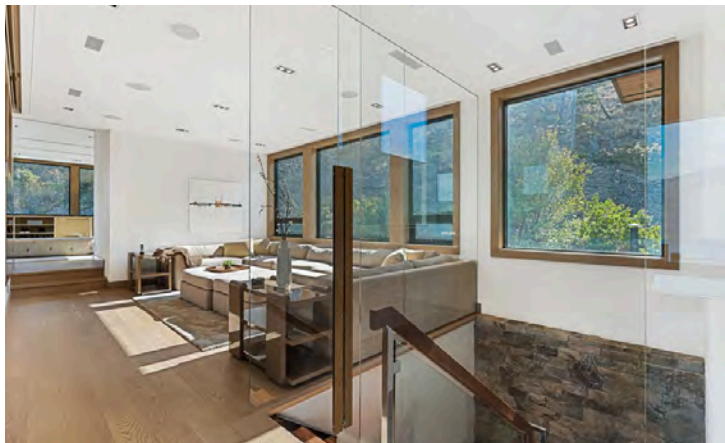












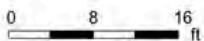


23-180 Sheerwater Ct, Kelowna, BC

Main Floor Entry Level Total Exterior Area 2049.81 sq ft
Total Interior Area 1882.98 sq ft



2nd Floor Total Exterior Area 3388.95 sq ft
Total Interior Area 3131.14 sq ft



PREPARED: 2022/02/09



White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

23-180 Sheerwater Ct, Kelowna, BC

3rd Floor Total Exterior Area 3692.92 sq ft
Total Interior Area 3424.64 sq ft



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PREPARED: 2022/02/09



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EXCEPTIONAL FEATURES

- "Sheerwater" a prestigious waterfront community that features some of the most luxurious homes in Canada- homes of definition, blending with the natural surroundings
- Community plan was to keep the natural beauty of the Okanagan Landscape untouched
- Magnificent entry into the community through a 20 foot brushed steel security gate
- A trail system borders the community that offers miles of walking trails along the lakeside to Knox Mountain Park
- Fantastic moorage system accessible by tram
- Sweeping views of the Valley and Okanagan Lake
- Situated on 2.52 acres with professionally landscaped grounds, outdoor kitchen, infinity pool, pool house and multiple patios/decks for relaxing and enjoying the view
- The exterior of the home is finished with wood siding, acrylic stucco, glass and natural stone accents
- Heated triple car garage with heated epoxy finished floor & frosted garage doors powered by (3) Lift Master, garage door openers
- Frameless glass railings, outdoor patios and balconies giving transparency to the lakeside setting
- Lutron home automation system
- LED illuminated staircase offers steel finishing with wood steps and glass railings
- Partially covered entertainment sized main deck with bar seating at main kitchen window that electronically opens giving you optimal indoor/outdoor living spaces
- Eye capturing Grey Quartz Fireplace in the main living room complemented by the wall of windows and impressive ceiling lined with cedar and wood beams
- Electric blinds throughout
- The main kitchen is equipped with the most elegant, efficient selection of luxury commercial grade appliances, from WOLF to Miele
- With clean lines, sliding glass windows, limestone countertops and custom cabinetry, it's easy to see why this kitchen was awarded a "Tommie Award "
- The covered open outdoor kitchen offers a multitude of conveniences and is equipped with everything from a Forno pizza oven, Argentine grill, BBQ, outdoor fireplace and plenty of seating for family and friends
- The home is operated by a sophisticated Crestron automation system
- Fine tune, schedule and control an array of variables from your iPhone or iPad, meaning you can deactivate security systems, close the shades and turn on your favourite song from anywhere you like

Main Floor

Living Room

- Open concept living room adjoins to the kitchen and dining area
- Expansive wall-to-wall floor-to-ceiling windows that flood the room with natural light and capture the lakeview
- Enjoy the ambiance of the natural gas fireplace with floor to ceiling quartz surround with mounted media above
- Built-in surround sound great for entertaining

Kitchen

- The kitchen is sure to impress with its luxurious stainless steel commercial grade appliance package, electronic sliding window, chef style layout and large center island
- Limestone countertops throughout with preparation section
- Upper cabinetry with under cabinet lighting and utility sink
- Grey quartz backsplash with built-in pot filler above the S/S Wolf oven
- Custom cabinets with soft closing hardware
- Captivating lakeview's, raised bar seating and mounted media
- Recessed lighting, surround sound, 3 convenient stainless steel sinks

Dining Room

- Amazing dining area positioned perfectly to capture the vista views
- Highlighted by a glass and steel chandelier
- Ease of access to the kitchen/living with sliding door access to covered deck
- Finished with cedar beams, recessed lighting

Bedroom #1

- Located on its own wing you can enjoy the upon entry views from the wall of windows of Lake Okanagan and surrounding mountains
- Enjoy the atmosphere from the natural gas fireplace with floor to ceiling Quartz surround and mounted mirrors on either side
- Impressive cedar beam, coffered ceiling
- Hardwood flooring throughout, surround sound & recessed lighting
- **Walk-In Closet** - Spacious in size with built-in cabinetry with frosted glass doors, pull out drawers, additional storage, shoe shelving, & transom window above

5-Piece Ensuite Bathroom

- Luxurious spa-inspired bathroom with modern floating vanity and two vessel sinks
- Flextherm heated tile flooring, Victorian Albert freestanding tub with Axor faucet
- Modern seamless glass and tile shower offers oversized waterfall showerhead, hand wand shower head, Riobel temperature cooling, bench seating & wall niche
- Mounted LED lighting in mirror, privacy pocket door water closet, recessed lighting and surround sound
- Ease of access to backyard kitchen, patio and fireplace

Bedroom #2

- Enjoy the corner windows with views of the natural surroundings and backyard patio
- Plush carpet flooring with sliding glass door access to backyard
- Mounted media and French door closet space with built-in cabinetry
- Recessed lighting, surround sound, and automatic blinds

Bedroom #3

- Large windows providing Okanagan Lake and surrounding views
- Plush carpet flooring, mounted media, adjacent to main 4-piece bathroom
- Recessed lighting, surround sound
- French door closet with built-in cabinetry & organizers
- Windows are equipped with automatic blinds

4-Piece Main Bathroom

- Floating vanity with underlighting, solid surface counters & an undermount sink with Grohe S/S water faucet
- Ceiling high mirror with built-in lighting
- Flextherm heated tile/river rock flooring
- Acrylic tub/shower combo with tile surround, seamless glass door, wall niche and hand wand shower head

Bedroom #4

- Wall-to-wall windows with Okanagan Lake views
- Carpet flooring, mounted media, surround sound and recessed lighting
- Windows equipped with automatic blinds
- Walk-In Closet - Sensor lighting, shoe shelving, organizers and carpet flooring

3-Piece Ensuite

- Floating vanity with under cabinet lighting, soft closing hardware, undermount sink and built-in mirror lighting
- Walk-in seamless glass and tile shower with waterfall shower head, hand wand shower head, convenient bench seating and wall niche
- Heated tile flooring, recessed lighting

Laundry Room

- Samsung front load washer & dryer with upper cabinetry, countertop space, stainless steel Miele utility sink, tile flooring and under cabinet lighting

2-Piece Bathroom

- Perfectly positioned off the main living area offering solid surface counters/vessel sink, ceiling high mirror and soft closing hardware
- Heated tile flooring

Upstairs Primary Suite (Over 3600 sq.ft.)

- Architectural entry to the suite through the curved sliding solid wood door, lots of windows provide abundant natural light
- Absolutely mesmerizing views of the lake from the wall of windows extending to the corner windows
- Automatic blinds on all windows
- Built-in desk, recessed lighting & surround sound

His & Her Walk-In Closet

- Separate his & her walk-in closets which offer built-in cabinetry, shoe shelving, storage, drawers & solid surface counters

4-Piece Ensuite Bathroom

- Luxurious spa-inspired bathroom with freestanding soaker tub with floor to ceiling windows capturing the lakeview
- Vanity with solid surface counters complete with make-up counter, ceiling high- wall to wall mirror and modern built-in mirror lighting
- High gloss tile feature wall complements this one-of-a kind suite
- Modern seamless glass/tile walk-in shower with waterfall shower head, hand wand shower head, wall niches, convenient bench seating & illuminated by recessed lighting
- Heated tile flooring throughout

Home Gym

- Wall to wall sliding glass door to the exterior backyard balcony
- Multiple mirrored walls provide a true gym experience, mounted media on both walls
- Built-in surround sound, recessed lighting
- Views of Lake Okanagan from this spacious gym

Office/Den

- Picturesque lakeviews from the solid wood, built-in desk
- Mirrored wall with mounted media
- Encased by windows that take in the natural surroundings and provide abundant natural light
- Cabinetry, modern glass/tile walk-in shower, vanity with wood grain drawers & solid surface counters

Bonus Room

- Mounted media, transom window above, backyard views and easy access to both wings on the upper level

Lower Level

Entrance/Foyer

- Landscaped with partially covered French door access to foyer with eye capturing views
- Coat closet, tile flooring and illuminated by a circular metal chandelier

Recreation Room

- Open concept with casual seating/games room and outdoor living spaces by the infinity pool
- Bar seating with countertop space, extra cabinetry & Sub-Zero beverage refrigerator
- Impressive cedar beam coffered ceiling with recessed lighting, surround sound
- Sit back and enjoy your favourite show or game from the six 50 inch flat screen TVs mounted on the wall
- Triple track sliding glass door to exterior living areas
- Hardwood flooring throughout

Bedroom #6

- Enjoy the easy access to the pool side from the double track sliding door
- Expansive lake views from this lower-level bedroom
- French style closet doors with built-in organizers and shelving
- Recessed lighting, mounted media and perfectly positioned next to the 3-piece bathroom

3-Piece Bathroom

- Modern seamless glass and tile shower with river rock flooring, waterfall shower head, free hand wand and bench seating
- Solid surface countertop/sink with ceiling high mirror and pendant lighting
- Flextherm heated tile flooring, recessed lighting

Theater Room

- Tiered seating with step lighting, 5 theater seats
- 10 ft. Stewart Film Projector Screen, E-Vison Projector, and professional surround sound
- Carpet flooring, tray ceiling, recessed lighting, and sound proofing

Home Office

- Encased in a curving wall of windows with eye capturing views
- Surround sound, recessed lighting, hardwood flooring, located off the foyer

Pool House

- 1323 sq. ft. pool house offers wet bar, flex room, bathroom, steam & sauna
- Wall by windows capturing the views and natural light

1200 Bottle Wine Cellar

- Separate from the main living space, take a walk into the gated wine cave which offers a variety of shelving, lighting, seating area and stone flooring
- Temperature cooled and comes with scanner system to keep track of bottles coming in & out

Inclusions

- Samsung Front Load Washer & Dryer
- Miele Built-in Coffee Machine
- Miele Dishwasher
- (2) Gemii Stainless steel sinks
- Sub-Zero wine refrigerator
- Sub-Zero beverage refrigerator
- Miele Built-in Microwave
- Miele S/S Fridge
- Wolf 6 Burner w/Griddle and Dual Ovens
- Wolf S/S hood vent
- Fisher & Paykel Dishwasher
- Miele Freezer
- Outdoor Kitchen/Patio
- Infratech Mounted Heaters
- DSC Fridge mini cooler

Mechanical

- Price Alarm System
- Panasonic TDE100
- JVision AC/DC Multiple Power Supply
- (2) Navian Energy Star
- IBC Boiler System
- A/O Smith Hot Water Tank (Glass Lined)
- (4) Lutron Panel Systems
- (3) Homeworks Lutron Panels
- E-Vision Movie Theater Projector with Stewart Film Screen
- (2) Carrier A/C
- YORK A/C
- (3) Lift Master Garage door openers
- 400 amp panel
- Rain Dial Irrigation
- Nortron Baseboard Heater
- Crestron Security
- MVAC Central Vac



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The logo for Unison Realty, featuring the word "Unison" in a bold, serif font with a blue arc above it.

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