



JANE HOFFMAN
REALTY

LUXURY LAKEVIEW HOME ON 2.496 ACRES - POOL



PROUDLY MARKETED BY JODI HUBER

16266 Commonage Road
Lake Country, BC

DETAILS

Address	16266 Commonage Road Lake Country, BC	Bedrooms	4
		Bathrooms	5, 4 full, 1 half
		Finished Area	4211 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	2.496 Acres, 343 ft. x 309 ft.	Year Built	2018
Water	Private Utility	Exterior	Stucco, Stone
Sewer	Septic System	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Valley, Mountain	Heating	Natural Gas Forced Air
Main Level	2921 sq. ft.	Cooling	Central Air
Upper Level	1290 sq. ft.	Fireplace	1 Electric Fireplace
		Garage/Driveway	Attached 4 Car Garage
		Foundation	Concrete

Room Sizes - Main Level

Foyer: 25 11 x 11 8
Kitchen: 11 7 x 21
Pantry: 6 7 x 10 2
Dining Room: 9 11 x 20 9
Living Room: 16 5 x 20 9
2-Piece Bathroom: 8 11 x 4 8
Fitness Room: 14 7 x 10 3
Laundry: 9 2 x 8 11
Primary Bedroom: 15 2 x 15 11
Walk-In Closet: 19 x 8 2
Full Ensuite Bath: 13 6 x 13
Bedroom: 13 6 x 13 7
Walk-In Closet: 4 8 x 7 8
Full Ensuite Bath: 6 x 13 6
Garage: 26 10 x 30 5

Room Sizes - Upper Level

Media Room: 16 2 x 12 10
Primary Bedroom: 13 3 x 13 8
Full Ensuite Bath: 7 2 x 14
Walk-In Closet: 14 x 7 2
Bedroom: 13 6 x 13 7
Full Ensuite Bath: 6 x 13 6
Walk-in closet: 4 8 x 10

Inclusions

- Miele dishwasher
- Kitchen-Aid fridge/freezer
- Miele gas cooktop
- Miele steam oven/microwave
- Miele oven
- LG Refrigerator in pantry
- Electrolux washer and dryer
- 2 Danby refrigerators - upper primary bedroom

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 16266 COMMONAGE ROAD

Lake View! Pool! Outdoor Kitchen! Golf! This is just a few of the amazing details this property and luxurious home has to offer. Located in picturesque Lake Country, BC surrounded in orchards and vineyard! Beach access to Lake Okanagan minutes away and world famous Predator Ridge Golf course nearby. Streamlined architecture with extensive use of glass that showcases the beauty of the outdoors. Triple garage or 4 car garage if you remove the home gym.

Grand 2 storey entrance greets guests and leads to the wide open main living! 2 expansive commercial grade sliding doors lead to the outdoor kitchen and pool with stunning view beyond. Entertaining is perfect from this level. Gourmet kitchen with oversized island, ample storage, top appliances and pantry. Temperature controlled wine room steps from the kitchen. Main floor primary bedroom with access to poolside and hot tub. second bedroom on main with ensuite.

Upper level features media room with wet bar and the second primary bedroom with private lake view balcony and custom built-in bar with beverage refrigerators and coffee station. Additional bedroom currently used as home office also with ensuite.

Property is 2.5 acres and provides ultimate privacy! Salt water pool with automatic pool cover. Covered patio complete with automatic shades and heaters if needed. Live, entertain and enjoy!

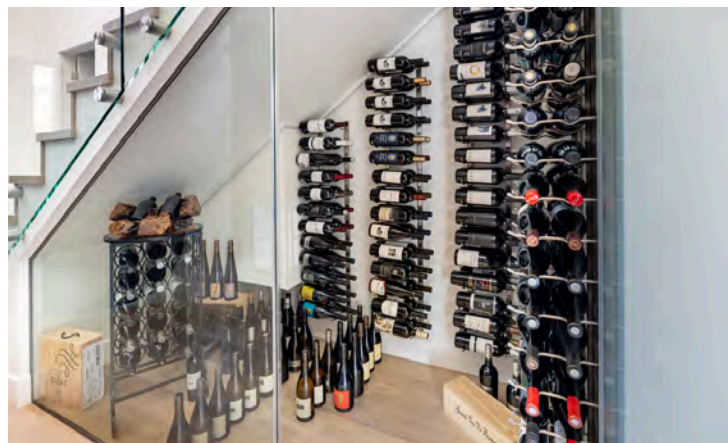
Listing Agent - Jodi Huber | Contact jodi@janehoffman.com or 250-866-0088





















**4 BED | 4.5 BATH | 4211 SQ.FT
MAIN LEVEL 2921 SQ.FT**



16266 COMMONAGE ROAD

Tan & grey regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.

EXCEPTIONAL FEATURES

- Flawless, timeless home set on 2.496 acres in a private setting in Lake Country, BC
- When you choose to live in Lake Country you will enjoy the quietness of a small rural town
- Location offers award winning golf, wineries and area beaches within minutes
- Lake Country is located mid-way between Vernon or Kelowna
- This home was designed to embrace the incredible lake view with an abundance of expansive windows
- Being inside the home is similar to being outside, the perfect entertaining home
- Streamlined architecture with exterior finished in stucco with stone accents
- Meandering driveway leads to 4 car garage with option for more
- Garage features frosted glass doors adding light to the interior complete with work bench, sink and hose bib
- Easy care landscaping surrounds the home, and the remainder remains natural
- Irrigation and driplines to outdoor pots
- Remote blinds, heated bathroom floors, motion sensor lighting
- Incredible poolside setting with ample lounging in the shade or sun
- Lounge in comfort in the covered patio complete with media, right beside the pool
- Pergola defines the hot tub location
- Built in vacuum, security system

Pool

- Saltwater pool inground pool
- Automatic cover

Outdoor Kitchen

- Custom built outdoor kitchen with DCS stainless steel barbeque
- Ice maker and outdoor refrigerator, convenient for outdoor activities and dining
- Automatic roll down shades, outdoor speakers

Main Floor

Entry

- Solid wood door with steel core and glass inserts providing natural light
- Transom windows rise to the 2-story ceiling
- Visually pleasing custom-built live edge wood shelving with global surface backing, illuminated by modern chandelier.
- Whitewashed hardwood flooring
- Glass railings ascend to the upper level
- Convenient temperature-controlled wine storage under the stairs with glass door access

2-Piece Guest Bathroom – Off The Main Entrance

- Tucked away from the main living spaces for optimal privacy
- Raised cabinetry with vessel sink and quartz counter

Kitchen/Dining Room

- The kitchen was positioned to capture the lake view and overlook the outdoor family living area
- The open concept kitchen, living, dining makes this ideal for entertaining in and out

Kitchen/Dining Room Cont'd

- Expansive wall to wall sliding doors open to outdoor kitchen and dining
- Bright white kitchen with ample cabinetry, soft close components, wall pantry with pull outs and recycling cabinets
- Large centre island provides extra seating with pleasing crackled glass pendant lighting
- Enjoy the seamless transition to the exterior living spaces and poolside lounging
- The dining room is perfectly placed just off the kitchen and offers picturesque views of the lake
- Custom built in cabinetry complete with sink set beside the dining area
- Full walk-in pantry finished in the same high quality of the kitchen, convenient for larger appliances and storage
- Pantry features motion sensor lighting, additional cabinetry, open shelving and tile flooring

Living Room

- Inviting, spacious living area offering the warmth of the fireplace
- Linear fireplace is finished from floor to ceiling with tile surround and mounted media
- Open design with the rest of the main floor
- Amazing lake views and lots of natural light

Primary Bedroom + 5 Piece Ensuite

- The home offers 2 primary suites
- Main floor primary bedroom with picture perfect lakeview and convenient to the pool
- Lots of natural light from the large windows, capturing the sunset at night
- Spa inspired ensuite with ease of access to your private patio and hot tub
- Vanity with his and her vessel sinks, quality cabinetry and stone counters
- Soaker tub with intricate lighting fixture above
- Seamless glass and tile walk-in shower with lighting, waterfall and hand wand shower heads
- The walk-in closet features hanging rails, drawers and custom shoe shelving

Bedroom 2 + 3-Piece Ensuite

- Secondary main floor bedroom with lakeview, ensuite and full walk-in closet
- Positioned to capture the lakeview
- Ensuite offers floating vanity with underlighting, stone counters, undermount sink, mounted mirror with light fixtures on both sides and tile flooring
- Seamless glass and tile walk-in shower with ripple tile design, recessed lighting, waterfall and hand wand shower heads

Laundry Room

- Quality storage cabinetry, washer and dryer with convenient countertop
- Utility sink
- Direct access to the garage

Fitness Room

- Sellers created a home gym by enclosing a space in the garage
- Perfect for privacy away from the main living spaces
- Mat flooring, mounted mirror and recessed lighting

Upper Level

Bedroom 3/Office + 3-Piece Ensuite

- Same layout as bedroom #2 on the main floor
- Currently used as a home office but can easily be used as an additional bedroom
- Stunning views of the lake and valley
- Custom Murphy bed

Theater Room

- Enjoy the home theater with wall mounted screen, plush carpet flooring and room for 4 recliner chairs
- Wet bar area with countertop space, bar fridge, utility sink and stand-up wine chiller
- Rough cut tiled backsplash

Second Primary Bedroom + 5-Piece Ensuite

- A luxurious secondary primary bedroom overlooking Okanagan Lake and surrounding mountains
- Wall to wall windows flood the space with the top of the world views
- Coffee bar with built-in wood countertop, bench seating, open shelving and drawers
- This bedroom can easily accommodate a king size bed
- Full surround sound and recessed lighting
- Enjoy the private access to the lakeview balcony
- Attention to detail is evident in the ensuite
- Incredible tile work in the walk-in shower and feature wall beside the soaker tub
- Vanity with two undermount sinks, quality cabinetry, and mounted mirror
- Walk-in closet offers drawers, open shelving, tile flooring and hanging rails

4 BED | 4.5 BATH | 4211 SQ.FT
BASEMENT LEVEL 236 SQ.FT





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