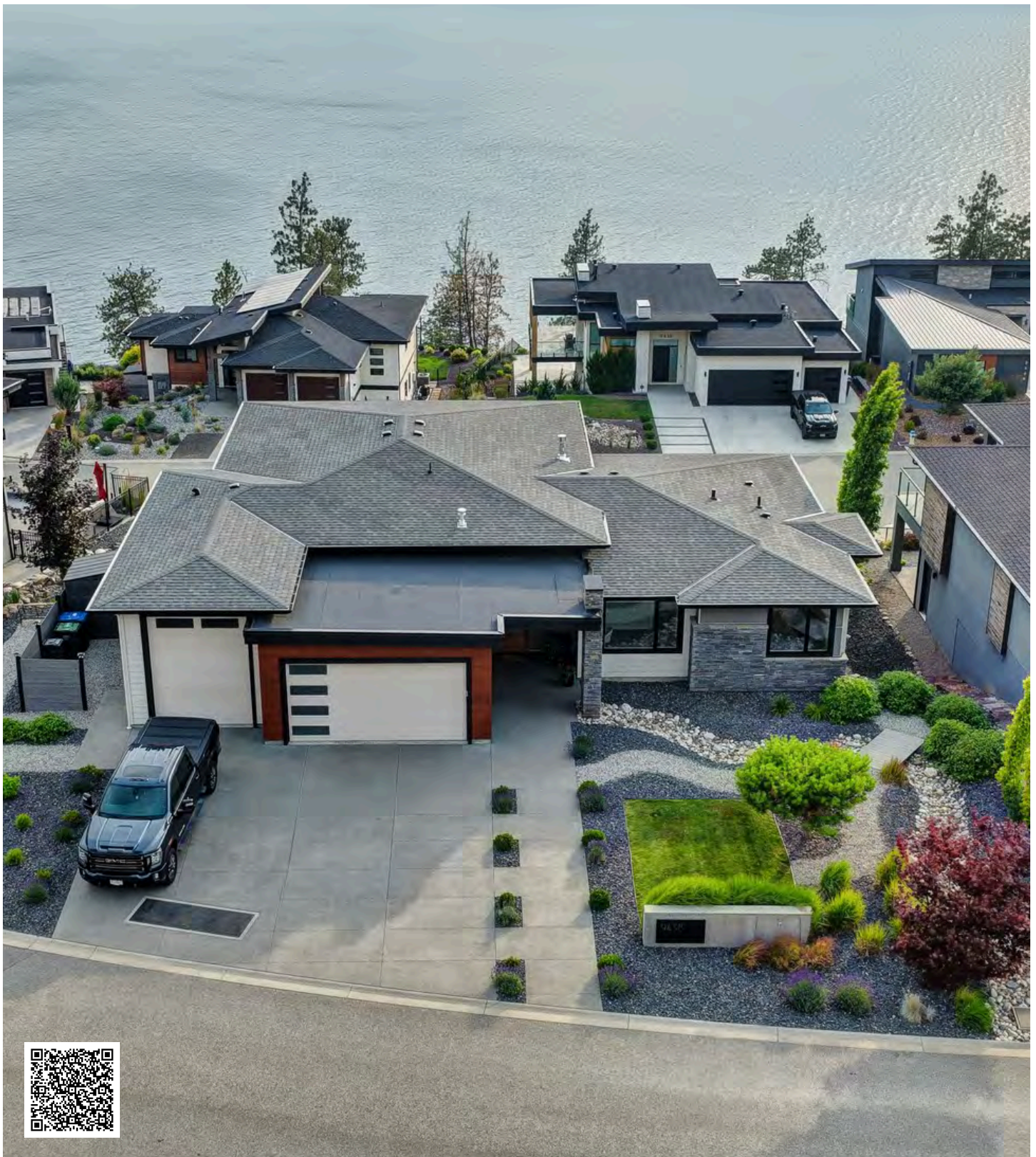




9438 LEDGESTONE ROAD, LAKE COUNTRY

Presented by

Jodi Huber

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



9438 LEDGESTONE ROAD, LAKE COUNTRY

Exceptional custom built residence set on one of Lakestone's most desirable extra wide lots, showcasing breathtaking 180 degree views of Okanagan Lake. Rare Lakestone offering featuring coveted attached 4 car garage with 11 ft garage door, perfectly suited for a boat with tower, small RV, or multiple vehicles a seldom available feature in this community.

Inside, expansive windows frame stunning lake views from the open concept kitchen, dining, and living areas, creating seamless flow for everyday living and entertaining. The bright kitchen offers generous counter space, abundant cabinetry, and direct access to the view balcony. The living room is anchored by a beautiful fireplace.

The main floor includes a spacious primary retreat with walk in closet and private ensuite, plus an additional bedroom and dedicated office. The walkout lower level is designed for lifestyle and leisure, featuring a wet bar with keg tap, large family and games room, gym space, and three additional bedrooms. Enjoy the view from lower level patio and hot tub too!

Many elevated extras including motorized phantom screens on balcony, electric blinds, EV charger and many more!

Situated in Lakestone, this home offers peace and privacy just minutes to the boat launch and an exceptional array of resort style amenities, including the Lake Club and Centre Club, outdoor pools, fitness facilities, tennis courts, beach access, public docks, inviting social spaces, and scenic walking trails.

DETAILS

Address	9438 Ledgestone Road, Lake Country, BC, V4V 0A4	Bedrooms	5
City	Lake Country	Bathrooms	4
		Finished Area	3,728 Sq. Ft.

SPECIFICATIONS

Lot Size	0.3 Acres	Zoning	DC3
Water	Municipal	Legal Description	LOT 62 SECTION 4 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN EPP74823
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Landscaped, Paved, Views, Sprinklers in Ground, Dead End, Near Ski Area, Culdesac		
View	Lake, Mountains, Water, Valley, Panoramic		

BUILDING FEATURES

Finished Area	3,728 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2018	Parking	4 Garage Spaces Attached, Garage
Storeys	2	Construction	Stucco, Wood Frame, Fiber Cement
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Radiant Floor	Exterior Features	Balcony, Sprinkler System, Hot Tub
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Den, Central Vacuum, Wet Bar	Basement	Full, Finished, Walkout

ROOM SIZES

Main Level	Lower Level
Pantry: 8'10" x 6'6"	Utility Room: 9'3" x 17'8"
Primary Bedroom: 14'6" x 12'11"	Storage Room: 8'3" x 5'11"
Mud Room: 5'10" x 11'1"	Recreation: 28'4" x 27'0"
Living Room: 18'7" x 15'6"	Laundry: 6'0" x 13'9"
Kitchen: 12'11" x 12'4"	Bedroom: 11'4" x 13'5"
Dining Room: 9'7" x 12'4"	Bedroom: 14'6" x 11'7"
Bedroom: 11'11" x 12'5"	Bedroom: 14'6" x 11'7"
5-Piece Ensuite Bath: 13'10" x 10'2"	4-Piece Bathroom: 4'11" x 10'4"
4-Piece Bathroom: 6'0" x 11'5"	
2-Piece Bathroom: 5'11" x 5'2"	
Den: 10'0" x 10'8"	































EXCEPTIONAL FEATURES

- Positioned on one of Lakestone’s most desirable extra-wide lots, this meticulously maintained residence captures unobstructed panoramic views of Lake Okanagan, surrounding mountains, and valley vistas from both levels of the home
- Contemporary architecture highlighted by soaring 12-foot ceilings, expansive transom windows, whitewash oak flooring, wood-finished ceilings, and glass railings with stainless steel detailing that create a warm, modern design throughout
- Exceptional indoor-outdoor living with expansive covered entertaining areas featuring recessed lighting, wood soffit detailing, roll-down sunshades, multiple gas hookups, hot tub area, and seamless access to the professionally landscaped backyard and patio spaces
- Designer kitchen beautifully appointed with full herringbone tile backsplash, two-tone soft-close cabinetry, brushed gold hardware, oversized quartz island, floating ceiling detail, premium appliance package, and adjacent butler’s pantry designed for entertaining and everyday functionality
- Stunning great room design with wall of windows and oversized sliding glass doors that frame the lake views and create a seamless connection to the outdoor living areas
- Spacious primary retreat with panoramic lake views, California Closets custom built-ins with motion-sensor lighting, sliding barn door entry to the spa-inspired ensuite, and refined finishing details throughout
- Lower-level recreation/entertaining spaces are designed for hosting with custom wet bar, beer tap, beverage fridge, granite surfaces, creative lighting and access to the outdoor patio & landscaped yard
- Flexible lower-level layout offers excellent versatility for guest accommodations, two offices, fitness space, or multigenerational living
- Professionally landscaped 0.3-acre property featuring concrete driveway, boulder retaining walls, mature shrubs, rock beds, extensive patio areas, exterior storage, and room for a future pool on the northwest side of the property
- Triple heated garage complete with epoxy flooring, EV charger, oversized RV/boat bay with 11-foot door clearance, built-in cabinetry, workbench, and exceptional storage capability
- Access to Lakestone’s sought-after lifestyle amenities including pools, hot tubs, fitness centre, yoga studio, outdoor kitchens, tennis, pickleball, basketball courts, hiking and biking trails, swimming dock, and nearby world-class wineries including Arrowleaf, Ex Nihilo, and O’Rourke’s Peak Cellars
- Ideally located just minutes to beaches, boat launches, Kelowna International Airport, UBCO, shopping, and everyday conveniences

Inclusions

- Samsung gas range, Samsung refrigerator
- Bosch dishwasher
- Ancona hood vent
- Panasonic microwave
- Amana refrigerator
- Blomberg dishwasher
- Marvel beverage refrigerator
- Samsung washer
- Samsung dryer

Mechanical

- York furnace, York A/C
- 200-amp main service
- 100-amp subpanel
- Rinnai condensing tankless water heater
- Ouellet floor heating
- Ecobee thermostat
- Honeywell security
- CycloVac central vacuum system
- NOVO water softener
- Hydro-Rain irrigation system

MAIN LEVEL

Entry

- Dramatic 9'1" entry door and central open staircase with glass and metal railings creating a bright entry framed by immediate lake, mountain, and valley views

Living

- Whitewashed oak hardwood flooring, soaring 12-foot wood-finished ceilings, and expansive sliding glass doors create a bright and inviting living space with seamless connection to the outdoor entertaining areas
- Central gas fireplace with shiplap and tile surround adds warmth and architectural character while anchoring the main gathering space

Kitchen

- Designer kitchen combines clean contemporary styling with everyday functionality with two-tone soft-close cabinetry, brushed gold hardware, floating ceiling detail, and full herringbone tile backsplash with integrated undercabinet lighting
- Oversized quartz island with seating for four, undermount sink, and matte black faucet creates a highly functional gathering space for entertaining and family living
- Premium appliance package includes Samsung gas range, Samsung refrigerator, Bosch dishwasher, and Ancona hood vent
- Built-in desk area, pot filler, upper display cabinetry with lighting, and expansive prep space enhance both convenience and visual appeal

Butler's Pantry

- Full-height white shaker style cabinetry with soft-close features, herringbone backsplash, additional refrigeration, and built-in microwave create an exceptional prep kitchen and coffee bar area with direct access to the outdoor entertaining space

Dining

- Open-concept dining area is positioned to capture panoramic lake views through expansive windows and upper transom windows while maintaining seamless flow between the kitchen, great room, and outdoor living spaces
- Motorized blinds enhance both comfort and convenience

Three Bedrooms

- The primary bedroom features new carpet flooring, panoramic lake and mountain views, ceiling fan, window coverings, spacious walk-in closet with California Closets custom built-ins and motion-sensor lighting, sliding barn door access to ensuite, and luxurious 5-piece ensuite
- The second bedroom features carpet flooring, large northeast-facing window overlooking the front yard and surrounding mountains, and double-door closet with California Closets built-ins
- The third bedroom features carpet flooring, large window overlooking the front yard and surrounding mountains, and double-door closet with California Closets built-ins

Three Bathrooms

- 5-piece primary ensuite features heated tile flooring, freestanding soaker tub with deck-mounted faucet, 2 separate floating vanities with white quartz countertops & under-mount sinks, tile backsplashes, under cabinet lighting, soft white shaker style cabinetry with brushed gold hardware, top-down privacy blinds, and fully tiled walk-in shower with glass surround, built-in bench seating, rain and wand shower heads
- 4-piece bathroom features heated tile flooring, floating vanity with white shaker cabinetry, quartz countertop, tile backsplash, under-mount sink, tub/shower combination with tile surround and glass enclosure, and privacy-glass window
- 2-piece powder room features heated tile flooring, 9-foot ceilings, pendant lighting, and white shaker style vanity

Mudroom

- Functional mudroom design featuring tile flooring, built-in bench seating with upper shelving, and large storage closet for convenient organization

LOWER LEVEL

Recreation Room

- Spacious recreation area with 9-foot ceilings, luxury vinyl plank flooring, expansive lakeview windows and oversized sliding glass doors opening to the patio and backyard entertaining spaces
- Flexible layout easily accommodates movie viewing, games areas, and large-scale entertaining

Bar

- Custom bar finished with titanium black granite countertops, raised island seating for three, soft-close shaker cabinetry, undermount sink, beer tap, and premium beverage refrigeration
- Shiplap feature wall and creative pendant lighting add warmth and contemporary character to the entertaining space

Three Bedrooms

- The first bedroom features luxury vinyl plank flooring, large window with lake and mountain views, double-door closet with California Closets built-ins, and flexibility for home gym or office space
- The second bedroom features luxury vinyl plank flooring, large window with views of the lake, backyard, and surrounding mountains, window coverings, and double-door closet with built-ins
- The third bedroom features luxury vinyl plank flooring, window with window coverings, and double closet with built-ins

Bonus Room

- Flexible bonus space with access to the recreation room and exterior patio area, ideal for future pool storage, fitness area, hobby room or additional storage needs

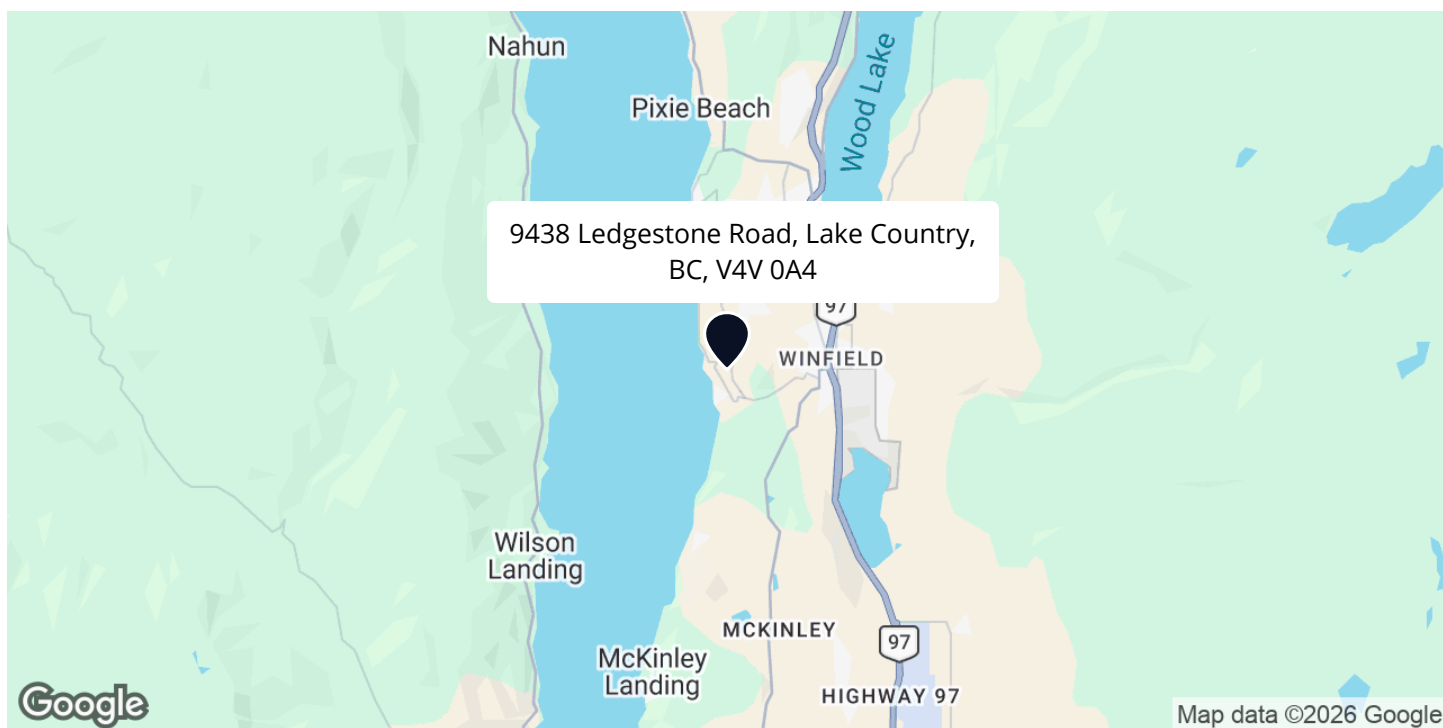
Full Bathroom

- 4-piece bathroom features heated tile flooring, large vanity with white shaker cabinetry, quartz countertop, under-mount sink, tile backsplash, and tub/shower combination with tile surround

Laundry Room

- Spacious laundry room finished with ceramic tile flooring, custom white shaker cabinetry with soft-close features, stainless steel sink, belt-height folding station, and large window capturing lake views
- Samsung front load washer and dryer included

LOCATION





Elevated Lakestone Living

Panoramic Lake & Mountain Views

Positioned on one of Lakestone's most desirable view lots, this exceptional residence was thoughtfully designed to embrace the Okanagan lifestyle. Expansive indoor-outdoor living spaces, stunning lake and mountain views, soaring ceilings, and beautifully curated finishes create a home that feels both luxurious and welcoming. Just moments from hiking trails, wineries, and Lakestone's world-class amenities, this is modern Okanagan living at its finest.

— Jodi Huber

Follow Jane Hoffman Realty

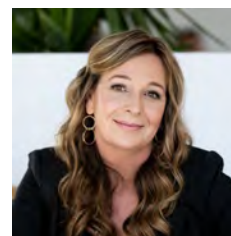


JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PRESENTED BY



JODI HUBER

Personal Real Estate Corporation

250-718-7802
jodi@janehoffman.com



JANE HOFFMAN
REALTY

The Benchmark for *Excellence*



JANE HOFFMAN REALTY

100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4
250-866-0088 • www.janehoffman.com