



18685 SANBORN PLACE, SUMMERLAND

Presented by

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Personal Real Estate Corporation



JANE HOFFMAN

REALTY



18685 SANBORN PLACE, SUMMERLAND

Perched to capture sweeping lake, mountain, and valley views, this exceptional one-level luxury rancher offers refined modern living just 10 minutes from Summerland amenities. Thoughtfully designed for comfort and ease, this 3 bedroom, 3 bath slab-on-grade home features high-end finishes, 10 ft. ceilings, and seamless indoor-outdoor flow, ideal for full-time living or a lock-and-leave lifestyle.

The open-concept main living area showcases wide-plank flooring, a sleek linear gas fireplace with custom display shelving, and expansive windows with sliding doors opening to a covered patio.

The gourmet kitchen features a waterfall-edge quartz island, full-height cabinetry, quartz backsplash, walk-in pantry with built-ins, and premium Miele appliances. The primary suite offers a walk-in closet with custom organizers and a spa-inspired ensuite with quartz vanity, soaker tub, and tiled walk-in shower. Two additional bedrooms are served by a full bath, plus a powder room and laundry with quartz counters.

Outside, enjoy low-maintenance landscaping, stamped concrete driveway, heated double garage, and an east-facing yard with patio, hot tub, motorized louvers, ceiling fans, BBQ hookup, and irrigation.

Additional features include hi-velocity heating, A/C, Navien hot water, HRV, central vac, smart security, and licensed Airbnb status—delivering luxury one-level living.

DETAILS

Address	18685 Sanborn Place, Summerland, BC, V0H 1Z3	Bedrooms	3
City	Summerland	Bathrooms	3
		Finished Area	2,132 Sq. Ft.

SPECIFICATIONS

Lot Size	0.32 Acres	Zoning	CR1
Water	Municipal	Legal Description	LOT 15 DISTRICT LOT 1178 OSOYOOS DIVISION YALE DISTRICT PLAN EPP118109
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Sprinklers in Ground		
View	Lake, Mountains, Water, Panoramic		

BUILDING FEATURES

Finished Area	2,132 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2023	Parking	2 Garage Spaces Attached, Garage
Storeys	1	Construction	Stucco, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air	Exterior Features	Sprinkler System, Hot Tub
Interior Features	Kitchen Island, High Ceilings, Pantry		

ROOM SIZES

Main Level

Dining Room: 11'4" x 17'3"

Kitchen: 10'7" x 17'3"

Laundry: 5'0" x 7'2"

Bedroom: 14'3" x 11'8"

3-Piece Bathroom: 10'2" x 5'0"

2-Piece Bathroom: 5'0" x 4'11"

Primary Bedroom: 14'11" x 32'0"

Utility Room: 10'2" x 3'11"

Bedroom: 14'10" x 10'6"

4-Piece Ensuite Bath: 10'1" x 11'3"

Foyer: 10'9" x 10'3"

Living Room: 14'5" x 17'3"















18685 Sanborn Pl, Summerland, BC

Main Floor
Exterior Area 2131.76 sq ft
Interior Area 2005.80 sq ft
Excluded Area 570.94 sq ft



PREPARED: 2026/04/28



While 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.



EXCEPTIONAL FEATURES

- Exceptional one-level luxury rancher thoughtfully positioned to capture sweeping lake, mountain, and valley views from nearly every principal room
- Spacious, 3 bedroom, 3 bathroom, 2132 sq ft. slab-on-grade design with soaring 10' ceilings and wide plank laminate flooring throughout create an effortless open-concept layout ideal for entertaining and everyday living
- Expansive east-facing backyard and patio space designed to embrace the panoramic views, complete with motorized metal louvers, exterior ceiling fans, hot tub, gas BBQ hookup, and multiple lounging areas for seamless indoor-outdoor living
- Gourmet kitchen showcases premium appliances, waterfall quartz island, ceiling-height cabinetry, full quartz backsplash, and oversized sliding doors opening directly to the outdoor entertaining space
- High-end finishing throughout including decorative wood beams, custom built-in cabinetry, designer lighting, matte black hardware, and motorized interior blinds
- All bedroom closets feature custom built-in organizers with soft-close drawers, enhancing both function and luxury
- Licensed AirBnB status offers outstanding flexibility for revenue potential, guest accommodations, or lock-and-leave ownership
- Low-maintenance landscaping with rock detailing, natural grasses, retaining walls, and full in-ground Rainbird irrigation system
- Heated double garage with concrete flooring plus dedicated lock-off storage closet ideal for AirBnB supplies or seasonal storage
- Peacefully located just 10 minutes to Summerland amenities, offering privacy, luxury, and breathtaking natural surroundings

Inclusions

- Paneled Miele dishwasher
- Paneled Fulton Milano refrigerator
- Miele electric cooktop
- Miele wall oven
- Electrolux front load washer
- Electrolux front load dryer

Mechanical

- Hi-Velocity Systems furnace
- Goodman A/C
- 200-amp service panel
- Navien hot water on demand
- Emerson White-Rodgers thermostat
- Honeywell Home thermostat
- DSC security system
- Qolsys IQ smart home security system
- MVac central vacuum
- Rainbird irrigation
- Lifebreath HRV system

MAIN LEVEL

Entry and Living

- Welcoming entry foyer open to main living areas is positioned to immediately showcase the breathtaking lake and mountain views upon arrival, creating a dramatic first impression and connection to the surrounding landscape
- Open-concept living room features soaring 10' ceilings with decorative wood beam detailing, expansive east and south-facing windows, and oversized sliding glass doors opening to the backyard patio and entertaining areas
- Central linear gas fireplace with TV mount above is complemented by lighted custom display shelving, creating a pleasing focal point while enhancing warmth and ambiance throughout the space

Kitchen/Dining

- Gourmet kitchen blends luxury with modern function, polished grey quartz countertops, ceiling-height flat-front cabinetry with soft-close hardware, matte black fixtures, full quartz backsplash & under cabinet lighting
- Oversized waterfall edge quartz island with pendant lighting, seating for three, abundant storage, large undermount sink, an exceptional gathering space for entertaining and family connection
- Premium appliance includes paneled dishwasher and refrigerator maintaining a clean contemporary design, spacious walk-in pantry with custom built-ins
- Large sliding glass doors and expansive windows frame the surrounding lake and mountain views while seamlessly connecting the kitchen to the outdoor patio and entertaining spaces
- Dining area features decorative wood beams, open-concept flow to the kitchen and living room with expansive windows capturing beautiful lake and mountain views
- Thoughtfully designed layout creates an inviting setting for family meals & larger-scale entertaining

Three Bedrooms

- The primary bedroom features wide plank laminate flooring, spacious proportions, large east-facing window with lake and mountain views, a generous walk-in closet complete with custom built-ins, soft-close drawers, transom window for natural light & a luxurious 4-piece ensuite
- The 2nd bedroom has wide plank laminate flooring, south-facing window, a double-door closet with custom built-ins & soft-close drawers
- The 3rd bedroom has wide plank laminate flooring, west-facing window, a double-door closet with custom organizers & soft-close cabinetry

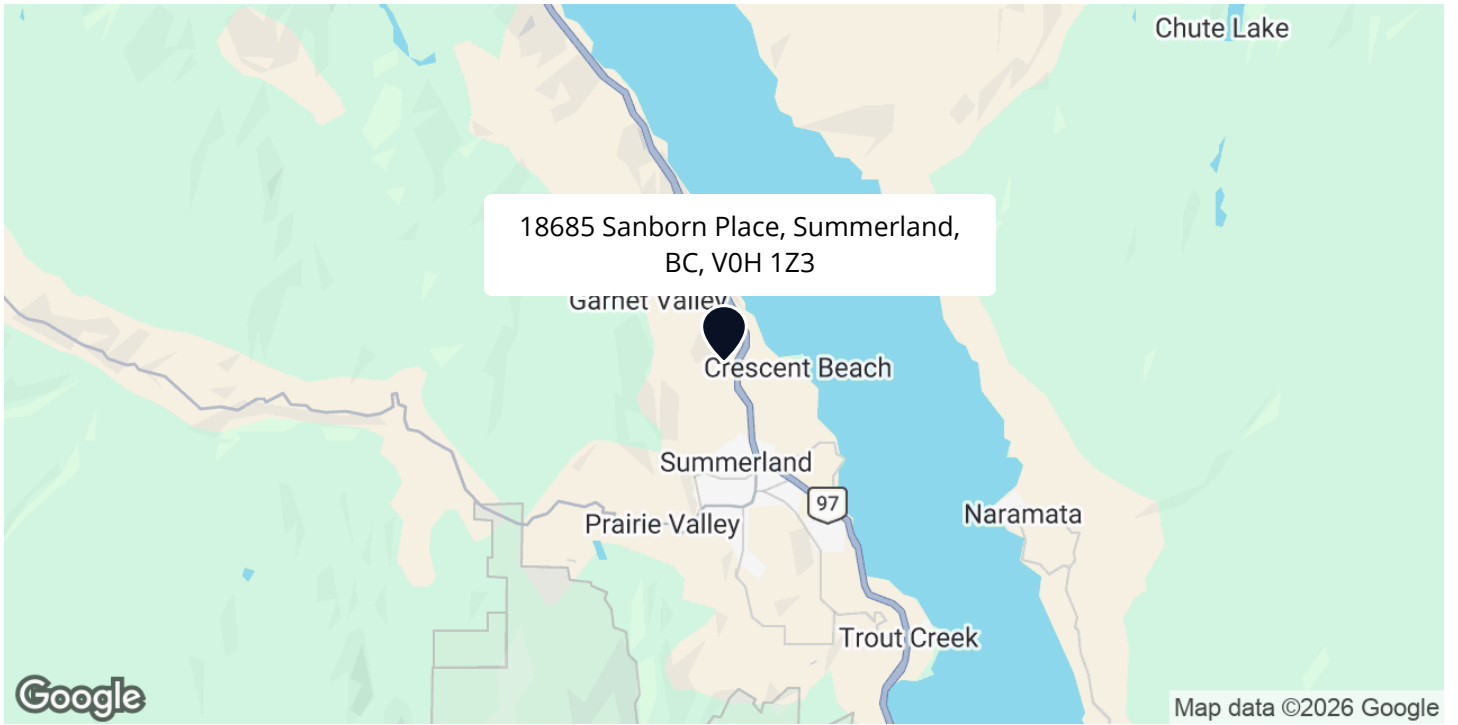
Three Bathrooms

- 4-piece primary ensuite features tile flooring, floating vanity with quartz countertop and undermount sink, textured front cabinetry with soft-close hardware, illuminated vanity mirror, freestanding soaker tub, fully tiled walk-in shower with glass surround and two shower heads, a tiled feature wall and large privacy-glass window providing abundant natural light
- 3-piece bathroom features tile flooring, quartz vanity with undermount sink, textured soft-close cabinetry, illuminated wall-mounted vanity mirror, fully tiled walk-in shower with matte black dual shower heads, and high south-facing transom window allowing for natural light while maintaining privacy
- 2-piece powder room features wide plank laminate flooring, floating vanity with quartz countertop and undermount sink, textured front cabinetry with soft-close hardware, motion-sensor undercabinet lighting, and textured designer wall covering

Laundry

- Well-appointed laundry room features tile flooring, ceiling-height flat-front cabinetry with soft-close hardware, quartz folding counter and lower cabinet with stainless steel sink, Electrolux front load washer and dryer

LOCATION





*Enjoy the Ease of One Level
Luxury Living*

In This Beautifully Designed Home

Set In a great location to take in the scenic views and just minutes to Summerland amenities. Open concept design with wall of windows capturing the sweeping lake, mountain, and valley views.

— Sherry Truman

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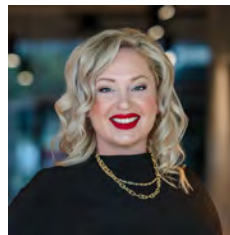
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