



1604 KIMBERLITE DRIVE, LAKE COUNTRY

Presented by

Jodi Huber

Personal Real Estate Corporation



JANE HOFFMAN
REALTY



1604 KIMBERLITE DRIVE, LAKE COUNTRY

Experience the Lakestone lifestyle in one of the Central Okanagan's premier Lakeview communities. Located in the sought-after Waterside neighbourhood, 1604 Kimberlite Drive captures panoramic views of Okanagan Lake and the surrounding mountains. Designed for everyday living and entertaining, the main level features a chef-inspired kitchen with granite countertops, large island, KitchenAid double ovens, stainless steel appliances, abundant cabinetry, and walk-in pantry.

The open-concept living and dining areas are filled with natural light from soaring ceilings, expansive windows, and a gas fireplace, all perfectly positioned to showcase the views.

The primary suite features a sunken sitting area with panoramic lake views, private deck access, and a spa-inspired ensuite with dual vanities, soaker tub, and separate shower. A dedicated office or den and powder room complete the main level.

The walkout lower level offers a summer kitchen, spacious family room, three additional bedrooms, separate entrance, and flexible space for extended family or guests. One bedroom enjoys private patio access, while three of the home's four bedrooms feature private ensuites.

Residents enjoy exclusive access to two amenity centres with pools, fitness facilities, private lake access, swim dock, pickleball and basketball courts, hiking trails, and nearby wineries. Enjoy one of Lakestone's most desirable communities.

DETAILS

Address	1604 Kimberlite Drive, Lake Country, BC, V4V 2T4	Bedrooms	5
City	Lake Country	Bathrooms	4
		Finished Area	3,364 Sq. Ft.

SPECIFICATIONS

Lot Size	0.29 Acres	Zoning	DC3
Water	Municipal	Legal Description	STRATA LOT 63 SECTION 4 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICTSTRATA PLAN EPS1917 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Sewer	Connected	Ownership	Freehold, Bare Land Strata
Features	Views		
View	Lake, Mountains, Water		

BUILDING FEATURES

Finished Area	3,364 Sq. Ft.	Fireplace	2 Fireplaces (Gas)
Year Built	2017	Parking	2 Garage Spaces Attached, Garage Strata Parking Type:Part of Strata/Assoc Lot
Storeys	2	Construction	Stone, Stucco, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Natural Gas	Exterior Features	Balcony
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry	Basement	Full, Finished, Walkout
Monthly Fees	\$217.95		

ROOM SIZES

Main Level	Lower Level
Kitchen: 14'11" x 14'6"	Bedroom: 13'5" x 12'0"
Primary Bedroom: 13'5" x 16'10"	Storage Room: 10'6" x 5'4"
Mud Room: 11'8" x 9'11"	Recreation: 15'7" x 20'11"
5-Piece Ensuite Bath: 11'7" x 11'5"	Bedroom: 10'1" x 14'0"
2-Piece Bathroom: 6'8" x 5'0"	Laundry: 8'1" x 6'5"
Living Room: 15'6" x 16'7"	Bedroom: 14'8" x 16'8"
Dining Room: 16'5" x 9'0"	Utility Room: 8'7" x 9'3"
Foyer: 15'6" x 14'3"	4-Piece Bathroom: 7'6" x 11'4"
Bedroom: 11'5" x 10'7"	4-Piece Ensuite Bath: 7'2" x 8'3"





















1604 Kimberlite Dr, Lake Country, BC

Main Floor
Exterior Area 1819.25 sq ft
Interior Area 1685.66 sq ft
Excluded Area 528.38 sq ft



PREPARED: 2025/07/16

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.

1604 Kimberlite Dr, Lake Country, BC

Basement (Below Grade)
Exterior Area 1695.47 sq ft
Interior Area 1563.86 sq ft



PREPARED: 2025/07/16

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EXCEPTIONAL FEATURES

- 3,364 sq. ft. walkout rancher with five bedrooms, four bathrooms, and a thoughtfully designed lower-level ideal for multi-generational living or extended family accommodations
- Beautifully positioned on a 0.29-acre lot within the desirable lakeside community of Lakestone, capturing panoramic lake and mountain views from both levels of the home
- Bright open-concept design with vaulted ceilings, expansive windows, hardwood flooring, and timeless finishes throughout the main living spaces
- Well-appointed kitchen features quality stainless-steel appliances, abundant cabinetry, granite countertops, generous island seating, walk-in butler’s pantry, dedicated coffee station, and exceptional storage throughout
- Walkout lower level includes a spacious recreation and living area, wet bar with dishwasher and refrigerator, private entrance, and flexible living spaces for family or guests
- Covered upper deck with Duradek flooring and lower covered patio both showcase spectacular lake views while providing multiple outdoor entertaining and relaxation areas
- Landscaped grounds feature irrigated lawns, rock gardens, flowering shrubs, and attractive low-maintenance outdoor spaces
- Double attached garage with direct access to the mudroom and butler’s pantry, exposed aggregate driveway, and parking for two additional vehicles
- Residents enjoy exclusive Lakestone amenities including two resort-style clubhouses with pools, private beach and swim dock, pickleball and basketball courts, extensive hiking and biking trails, and convenient access to nearby wineries

Inclusions

- KitchenAid induction range
- Faber stainless steel hood fan
- KitchenAid dishwasher
- KitchenAid microwave
- Maytag refrigerator
- Insignia refrigerator (mudroom)
- Samsung front-load washer
- Samsung front-load dryer
- Whirlpool washing machine
- Whirlpool dryer
- Whirlpool dishwasher
- Danby refrigerator

Mechanical

- Carrier furnace
- Carrier central A/C
- 200-amp service panel
- John Wood hot water tank
- Carrier thermostats
- DSC security system

MAIN LEVEL

Entry

- Slate tile flooring creates a welcoming introduction to the home
- High ceiling and expansive windows frame beautiful lake and mountain views upon arrival
- Central staircase with open wood railings creates an airy connection between both levels

Living Room

- Vaulted ceiling enhances the scale and openness of the room
- Floor-to-ceiling stone gas fireplace with wood mantel creates a warm focal point
- Hardwood flooring and expansive windows capture panoramic lake and mountain views
- Sliding glass doors provide convenient access to the covered upper deck
- Open connection to the kitchen and dining areas creates an inviting space

Kitchen

- Bright open-concept design overlooking the dining area and lake views
- Granite countertops, white shaker cabinetry with soft-close hardware, and slate tile flooring offer timeless appeal
- Large central island features pendant lighting, abundant storage, undermount stainless steel sink, and seating for four
- Built-in coffee station with butcher block countertop and display cabinetry, plus dedicated desk area for everyday organization
- Quality KitchenAid appliance package, Maytag refrigerator, generous cabinetry, and in-ceiling speakers complete this functional family kitchen

Butler's Pantry/Mudroom

- Walk-in butler's pantry with granite countertops, white shaker style cabinetry, and abundant shelving providing added storage
- Mudroom features additional upper and lower cabinetry, stainless steel utility sink, large entry closet, and direct access to the garage

Dining

- Open dining area positioned to enjoy uninterrupted lake views, elegant chandelier defines the space
- French doors provide direct access to the covered upper deck
- In-ceiling speakers enhance everyday dining and entertaining

Two Bedrooms

- The primary bedroom features plush carpeting, beautiful lake views, private access to the upper deck, a spacious walk-in closet, and a luxurious 5-piece ensuite
- The second bedroom features hardwood flooring, large east-facing windows with mountain views, and flexible use as a guest bedroom or home office

Two Bathrooms

- 5-piece primary ensuite features tile flooring, large granite vanity with two undermount sinks, custom upper cabinet with two mirrors and storage, corner soaker tub with tile surround and chandelier, and a fully tiled walk-in shower with glass enclosure
- 2-piece powder room features slate tile flooring, vanity with moulded sink, and convenient linen storage

LOWER LEVEL

Laundry

- Spacious laundry room with laminate flooring
- Comfort-height cabinetry with upper and lower storage
- Stainless steel utility sink, Samsung front-load washer and dryer

Suite Entry

- Private entrance provides independence for extended family or guests
- Custom built entry bench with storage and hooks
- Spacious entry closet provides room for a secondary Whirlpool stacking washer and dryer

Suite Recreation Room

- Bright open-concept living area with laminate flooring
- Gas fireplace with stone surround and wood mantel creates a comfortable gathering space
- Large sliding glass doors open directly to the covered patio and backyard
- Ceiling fan and in-ceiling speakers enhance everyday comfort
- Seamless connection to the wet bar and dining space

Suite Wet Bar

- White quartz countertops with tile backsplash and warm wood cabinetry
- Undermount prep sink, Whirlpool dishwasher, and Danby refrigerator provides excellent function
- Well-designed space for entertaining or independent family living

Suite - Three Bedrooms

- The first bedroom features carpeting, large closet, generous window with custom blinds, and is currently used as a home office
- The second bedroom features carpeting, direct access to the covered patio, double-door closet, custom wood blinds, and private access to a 4-piece ensuite
- The third bedroom features laminate flooring, large windows capturing lake and mountain views, custom wood blinds, closet storage, and private access to a 4-piece ensuite

Suite - Two Full Bathrooms

- 4-piece ensuite features tile flooring, vanity with moulded countertop, large vanity mirror, a tub/shower combination with tile surround, a privacy-glass window, and access from both the bedroom and main living area
- 4-piece ensuite features tile flooring, pedestal sink, custom upper and lower storage cabinetry, a privacy-glass window, and a tub/shower combination with tile surround

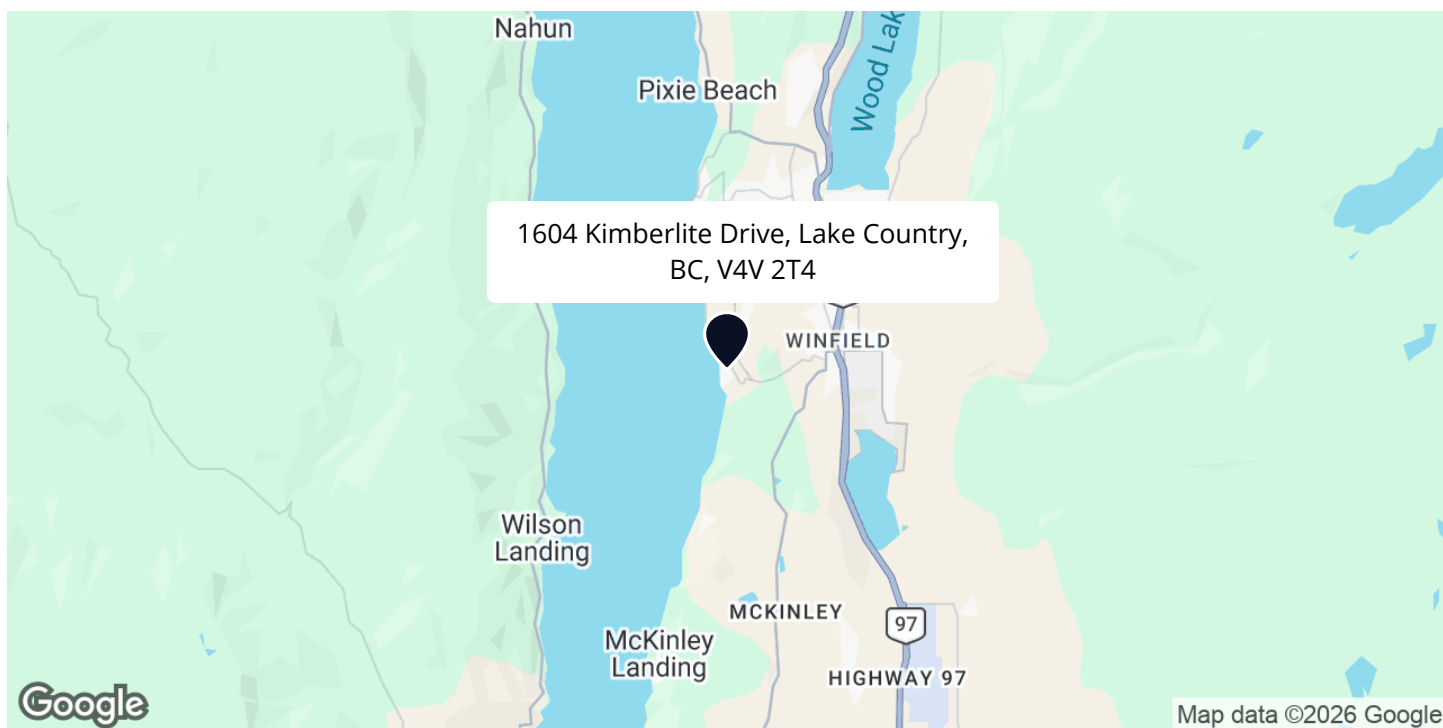
Patio

- Covered exposed aggregate patio extends the home's outdoor living space
- Wood ceiling inlay with recessed lighting and exterior speakers
- Beautiful lake and mountain views
- Direct access from both the living area and lower-level bedroom

Utility/Storage

- Spacious utility room provides abundant storage for seasonal items
- Flexible space accommodates a workbench, hobby area, or additional household organization

LOCATION





*Experience the Lakestone
Lifestyle*

Perched Above the Lake

Located in a sought-after Waterside neighbourhood, the home captures panoramic views of Okanagan Lake and the surrounding mountains. Just a short drive to wineries and shopping.

— Jodi Huber

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