



SHEERWATER



ONE - ONE HUNDRED EIGHTY SHEERWATER COURT, KELOWNA, BRITISH COLUMBIA, CANADA

A truly exquisite private estate with three hundred and seventy six feet of shoreline. Situated on 2.68 acres, this six thousand, four hundred square foot, contemporary waterfront home is nestled at the end of a cul-de-sac bordering Knox Mountain Park. Experience indoor-outdoor living at its finest with over two thousand nine hundred square feet of terrace and balcony space and a magnificent infinity edge, salt-water pool. The waterfront estate includes three bedrooms, five bathrooms, guest Casita, three car garage, theatre room, study, secure storage, steam room, temperature controlled wine cellar, vaulted clerestory great room, and access to a boat slip in the Sheerwater private marina.

PLANS &
FEATURES





SHEERWATER



S.L. 1
STRATA PLAN
KAS3129

SITE PLAN
SCALE 1/8" = 1'-0"

SITE CRITERIA
 LOT SIZE : 117106 SQ. FEET (10868 SQ. METERS)
 BUILDING SIZE INCL. GARAGE : 4253 SQ. FEET (395.3 SQ. METERS)
 SITE COVERAGE : 3%

REFER TO LANDSCAPE DRAWINGS FOR FINAL GRADES, HARD LANDSCAPING, DRIVEWAYS, SIDEWALKS, STAIRS, ETC.
 CONFIRM FINAL LOCATION OF BUILDINGS ON SITE.

SITE INFORMATION AS PROVIDED BY:
 RANALLS DERYB B.C. LAND SURVEYORS
 1410 WATER STREET
 KELOWNA, B.C.

CYAN DRAFTING
 1808 SCOTT CRESCENT, KELOWNA, B.C. V1Z 2P1
 PHONE: (250) 764-6622 FAX: (250) 764-6628

Carl Scholl Design
 1474A, W. 1ST ST. #107
 KASLO, B.C. V2S 1A2
 TEL: (250) 862-2892
 FAX: (250) 862-0489

PROJECT TITLE
SHEERWATER - SL-1 SHOWHOME

SHEET TITLE
SITE PLAN

SCALE
1/8" = 1'-0"

DATE
JUNE 07

DRN BY
MAYNE

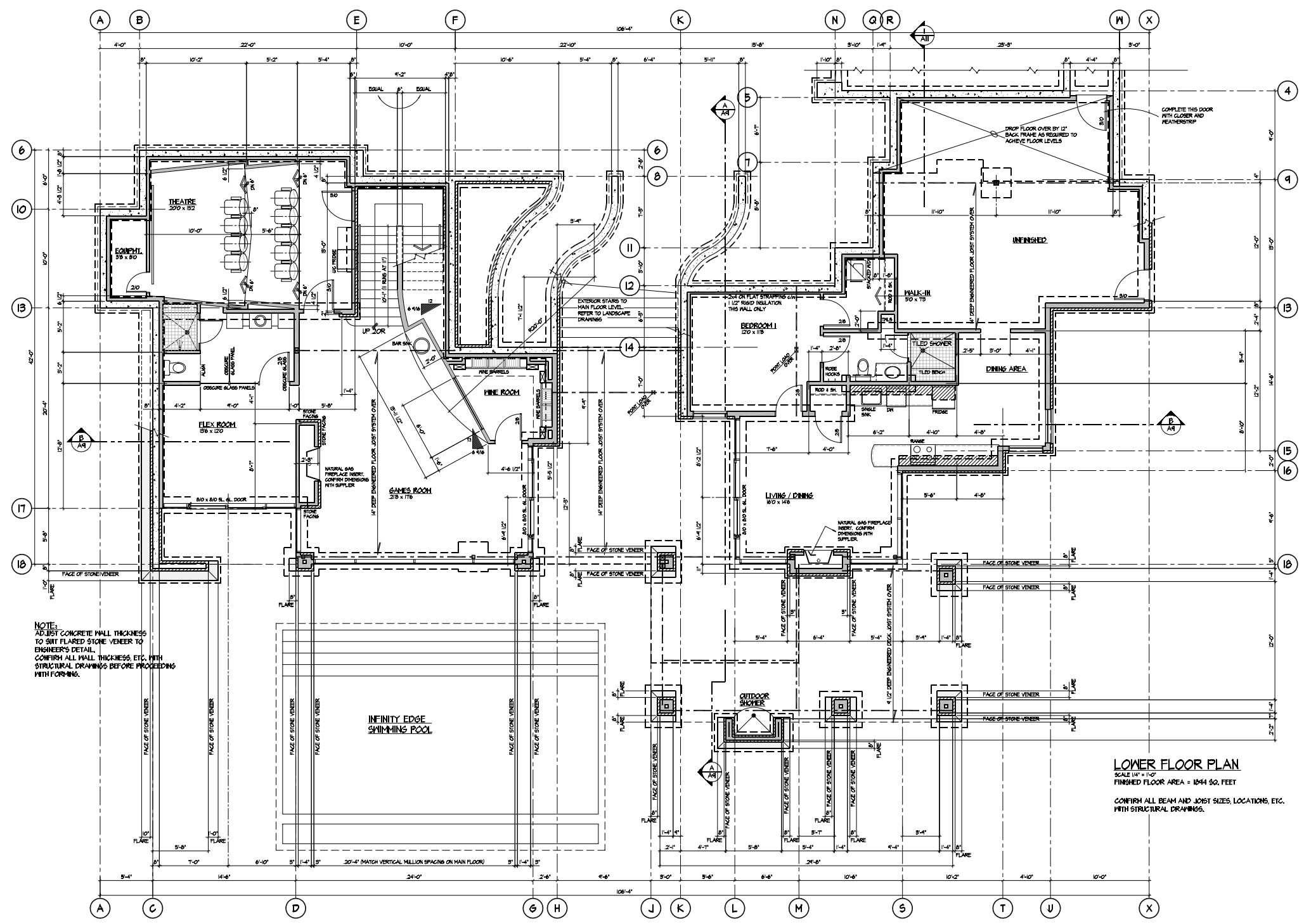
SHEET NO.
A1

SITE PLAN





SHEERWATER



NOTE:
ADJUST CONCRETE WALL THICKNESS
TO SUIT FLARED STONE VENEER TO
ENGINEER'S DETAIL.
CONFIRM ALL WALL THICKNESS, ETC. WITH
STRUCTURAL DRAWINGS BEFORE PROCEEDING
WITH FORMING.

LOWER FLOOR PLAN
SCALE 1/4" = 1'-0"
FINISHED FLOOR AREA = 1844 SQ. FEET
CONFIRM ALL BEAM AND JOIST SIZES, LOCATIONS, ETC.
WITH STRUCTURAL DRAWINGS.

REV. 18 / 04 - REVISED TO AS-BUILT
CYAN DRAFTING
1808 SCOTT GREENBANK, KELONNA B.C. V2Z 3P7
PHONE: (250) 784-6632 FAX: (250) 784-6638

**Carl
Scholl
Design**
1324 W. 52ND AVENUE
VANCOUVER, B.C. V6P 2C9
PHONE: (604) 273-1889
FAX: (604) 273-1890

PROJECT TITLE
SHEERWATER - SL-1 SHOWHOME
SHEET TITLE
LOWER FLOOR PLAN

SCALE
1/4" = 1'-0"
DATE
JUNE 07
DWN. BY
P/INE

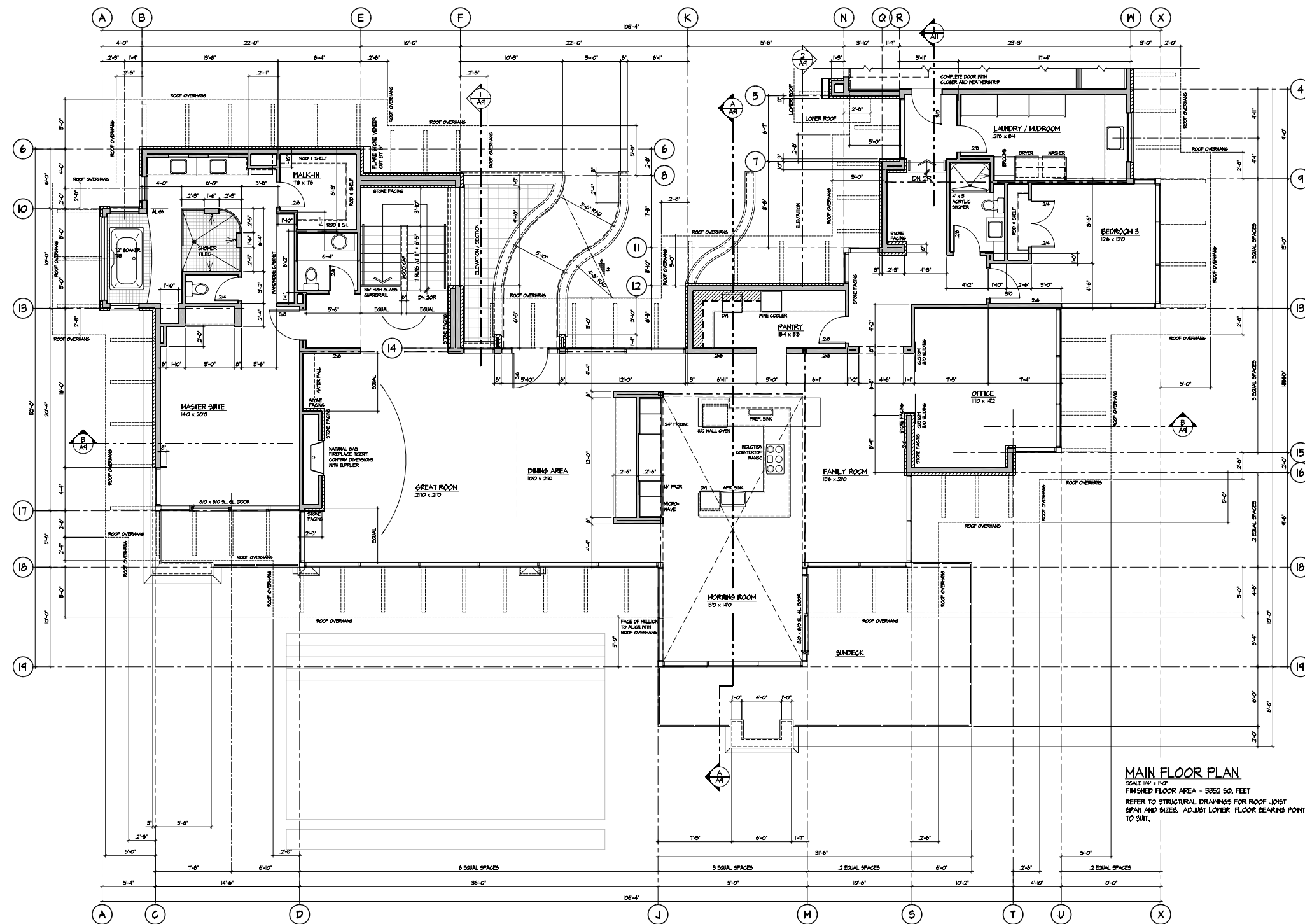
SHEET NO.
A2

LOWER FLOOR PLAN





SHEERWATER



MAIN FLOOR PLAN
 SCALE 1/4" = 1'-0"
 FINISHED FLOOR AREA = 3382 SQ. FEET
 REFER TO STRUCTURAL DRAWINGS FOR ROOF JOIST SPAN AND SIZES. ADJUST LOWER FLOOR BEARING POINTS TO SUIT.

FEEL 1/4" OR REVISED TO 1/8" BILT
CYAN DRAFTING
 1805 SCOTT CRESCENT, SELMA, BC V2Z 2P7
 PHONE: (250) 764-6622 FAX: (250) 764-6628

Carl School Design
 1274 W. 15th Street
 Vancouver, BC V6P 2E5
 Phone: (604) 681-0888

PROJECT TITLE: **SHEERWATER - SL-1 SHOWHOME**
 SHEET TITLE: **MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0"
 DATE: JUNE 07
 DRAWN BY: HWY
 CHECKED BY: HWY

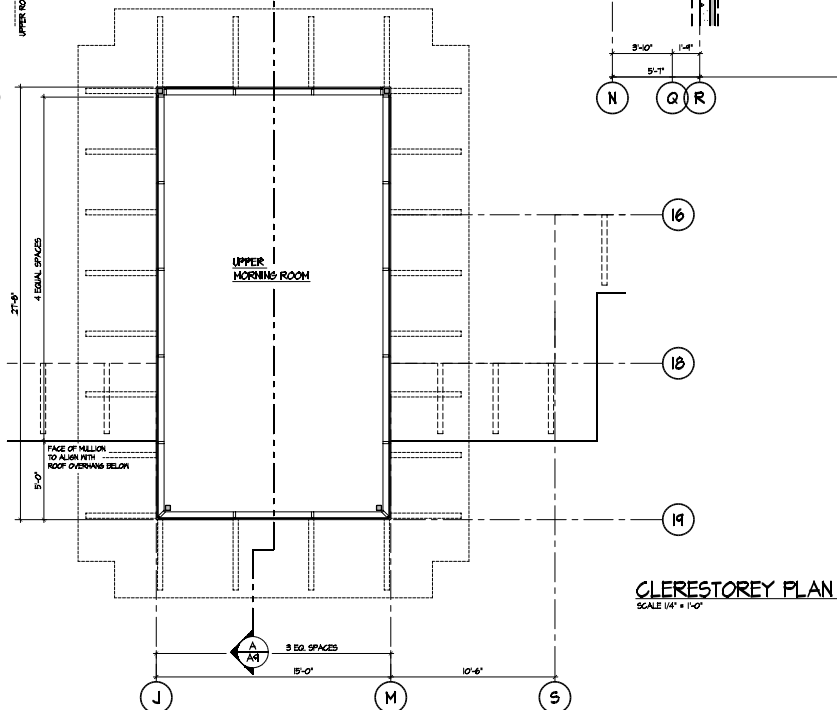
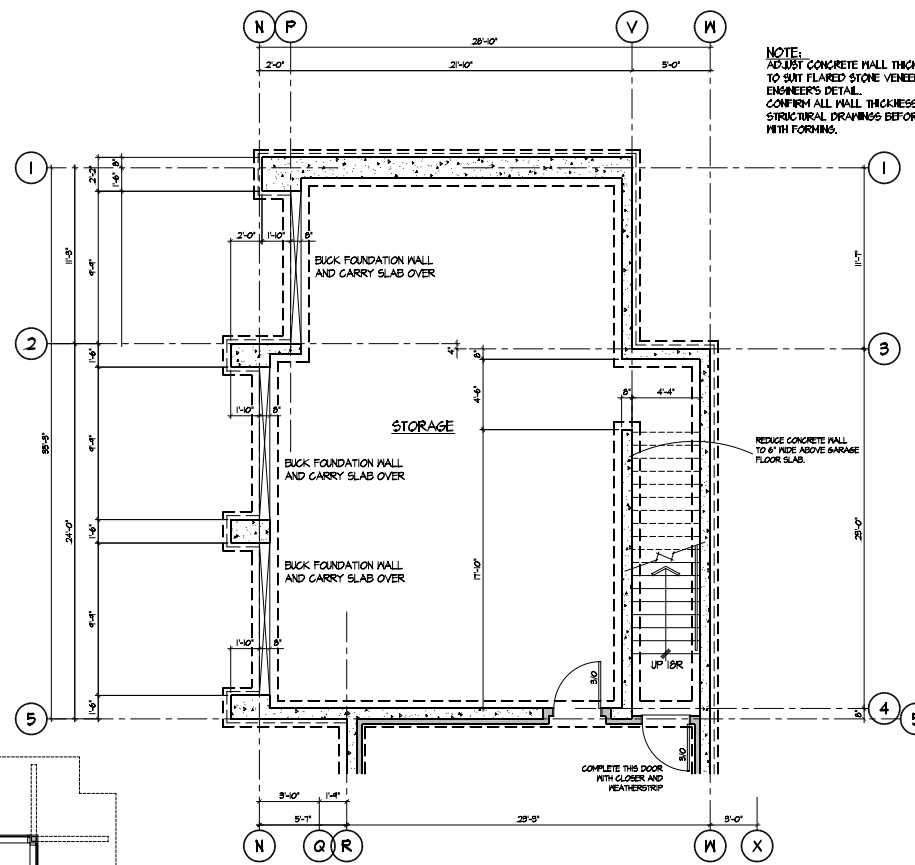
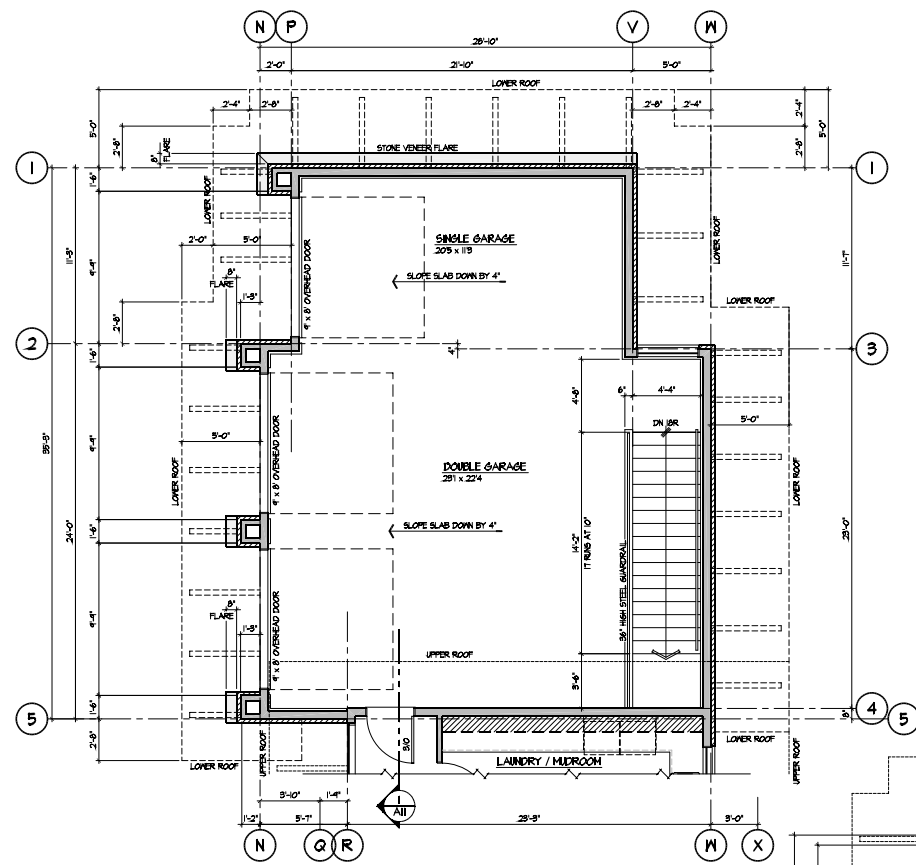
SHEET NO. **A3**

MAIN FLOOR PLAN





SHEERWATER



NOTE:
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ENGINEER'S DETAIL.
CONFIRM ALL WALL THICKNESS, ETC. WITH
STRUCTURAL DRAWINGS BEFORE PROCEEDING
WITH FORMING.

FEB. 16 / 04 - REVISED TO 1/4-SBUILT
CYAN DRAFTING
1005 SCOTT CRENSHAW, SUITE 200, S.E. 1/4, 28TH
AVENUE, (252) 941-6822 FAX: (252) 944-6829

Carl
School
Design
1574 W. WALKER STREET
SUITE 200
DURHAM, NC 27704
Phone: (919) 881-0488

PROJECT TITLE
SHEERWATER - 5L1 - SHOWHOME
SHEET TITLE
MAIN AND LOWER FLOOR GARAGE PLAN;
CLERESTORY PLAN

SCALE
1/4" = 1'-0"
DATE
JUNE 07
DRAWN BY
MAYNE

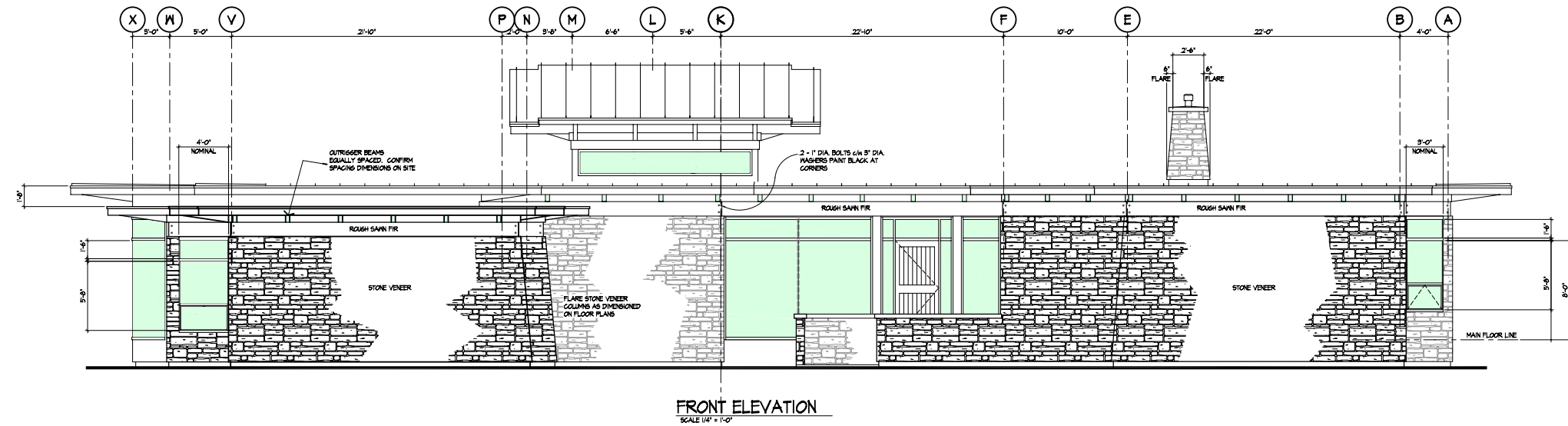
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A4

GARAGE & CLERESTORY

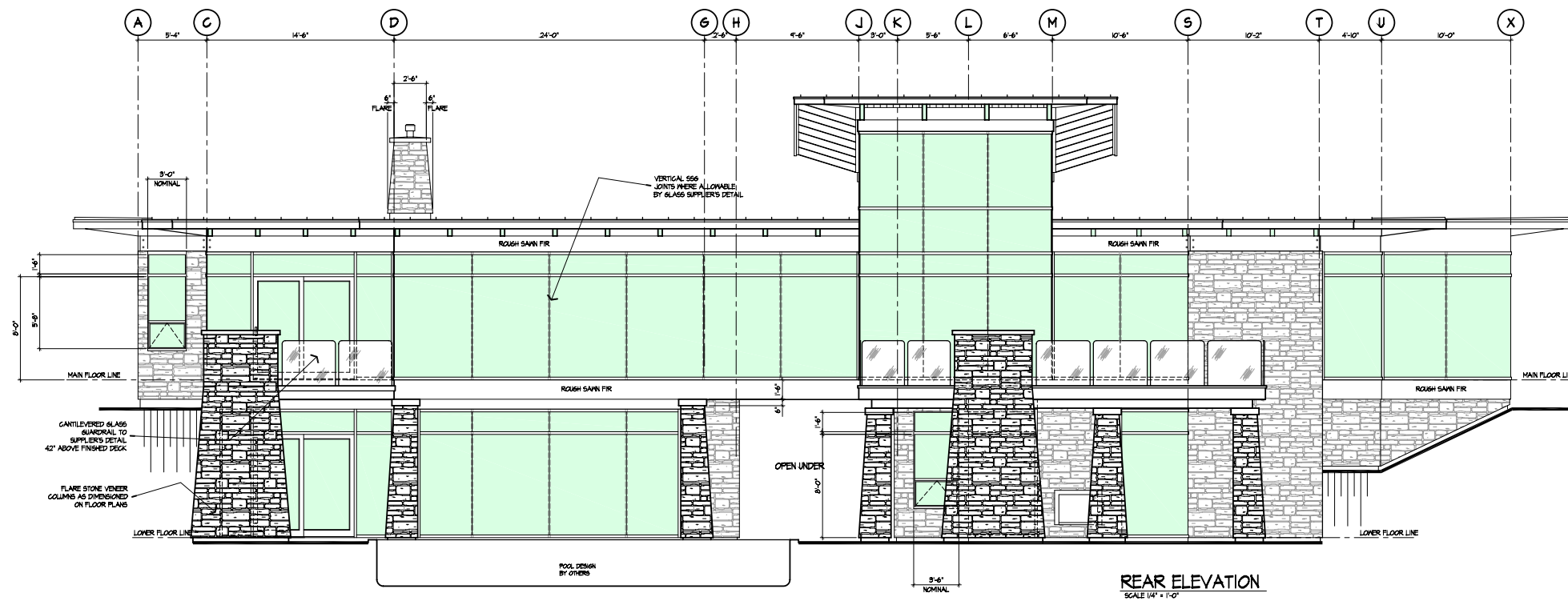




SHEERWATER



FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

CYAN DRAFTING
 BOB SCOTT, PRESIDENT, 4500 W. 12TH ST., SUITE 1000, DENVER, CO 80202
 PHONE: (303) 754-1681 FAX: (303) 754-6529

Carl Scholl Design
 14274 W. 14TH AVENUE, SUITE 200, DENVER, CO 80202
 PHONE: (303) 881-0189

PROJECT TITLE
SHEERWATER - 5L-1 SHOWHOME

SHEET TITLE
EXTERIOR ELEVATIONS

SCALE
 1/4" = 1'-0"

DATE
 JUNE 07

DRAWN BY
 NAME

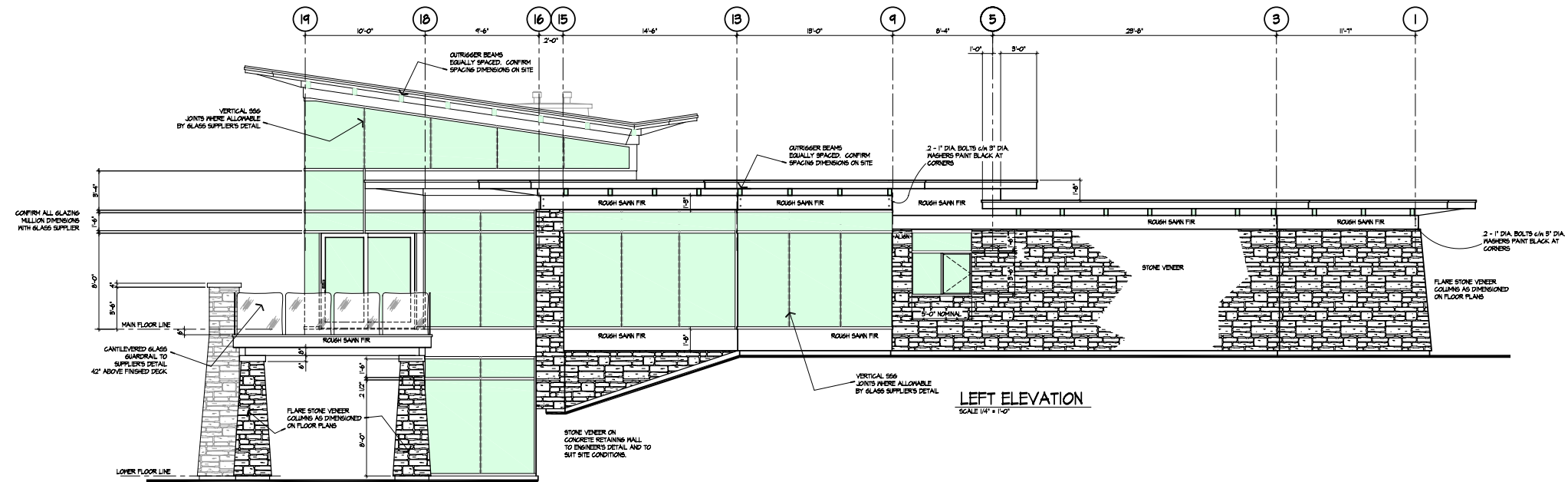
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A7

WEST & EAST ELEVATIONS

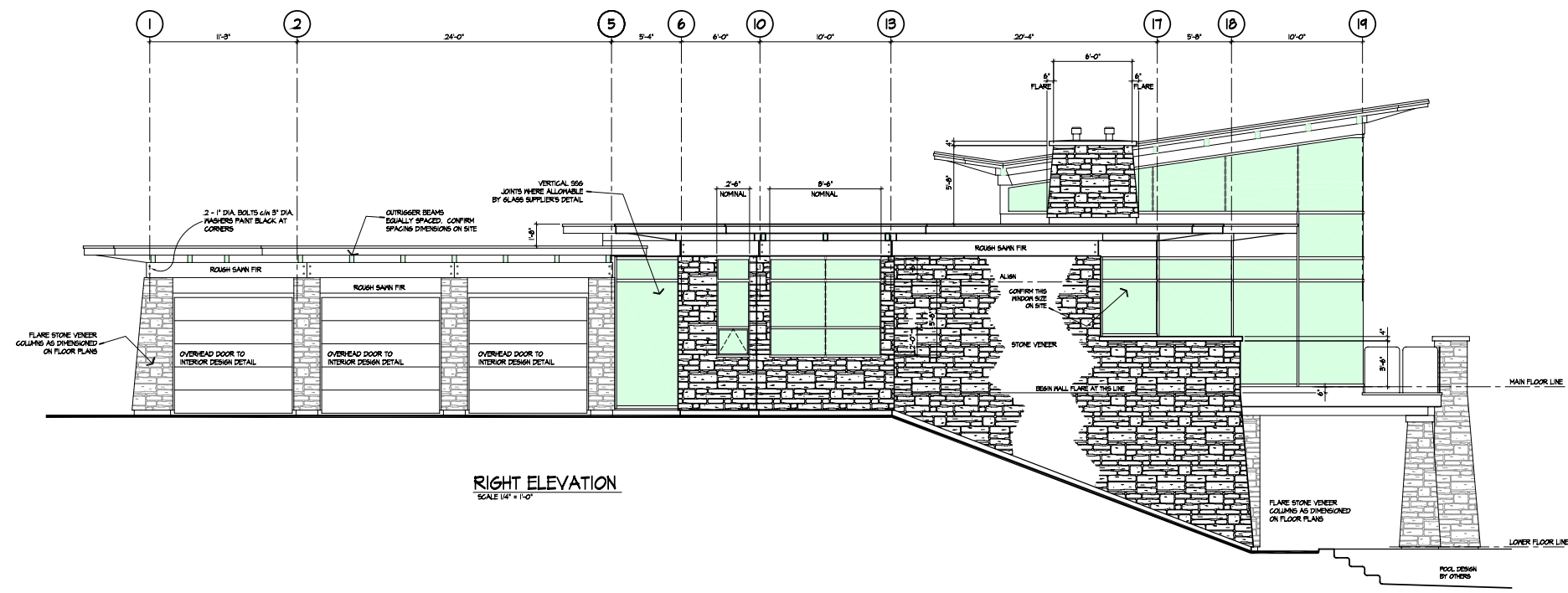




SHEERWATER



LEFT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

CYAN DRAFTING
 1808 SCOTT CRESCENT, MELBOURNE, B.C. V2Y 2P7
 PHONE: (250) 781-6622 FAX: (250) 781-6626

Carl Scholl Design
 1474 7th Ave #117
 Victoria, BC V8W 2R7
 Phone: (250) 383-1177
 Fax: (250) 383-1178

PROJECT TITLE: SHEERWATER - SL-1 SHOWHOME
 SHEET TITLE: EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"
 DATE: JUNE 07
 DRN BY: JAYNE

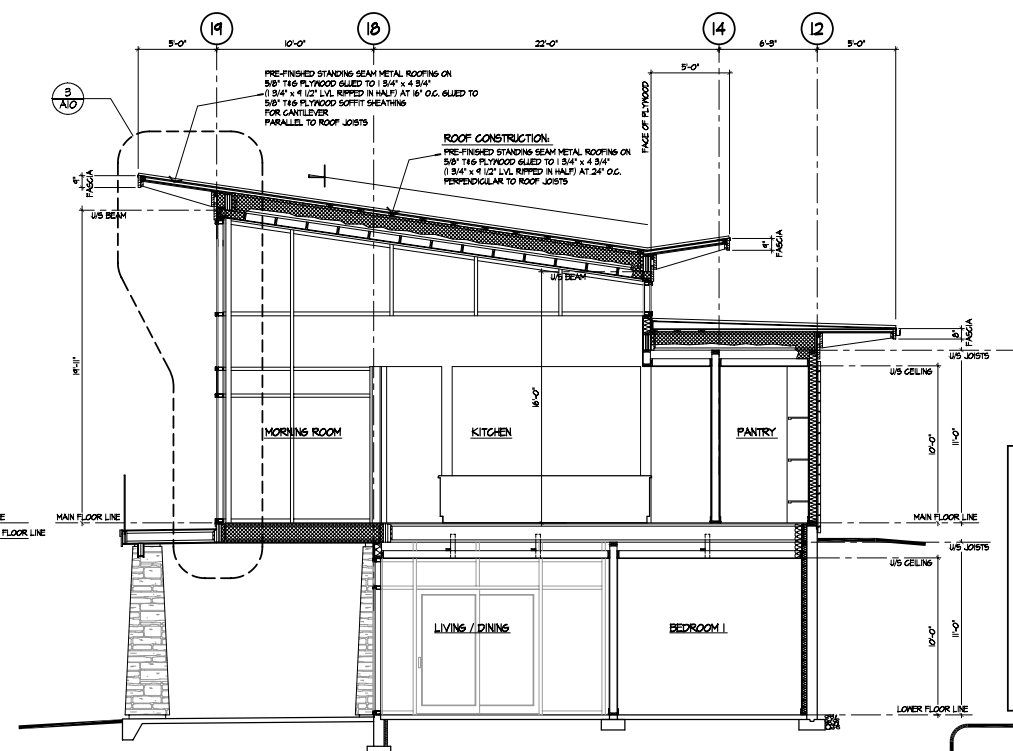
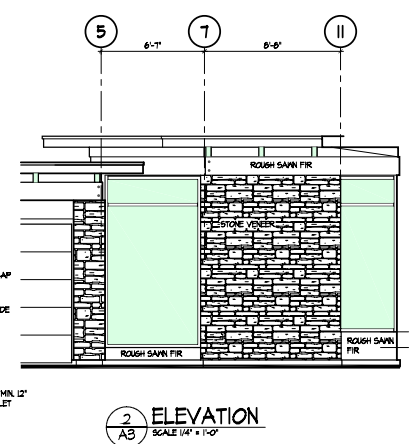
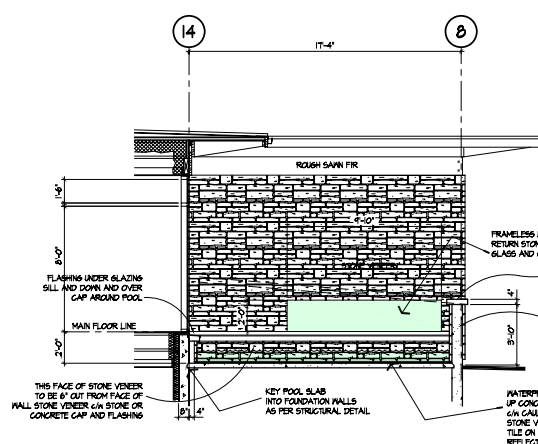
SHEET NO. A8

NORTH & SOUTH ELEVATIONS





SHEERWATER



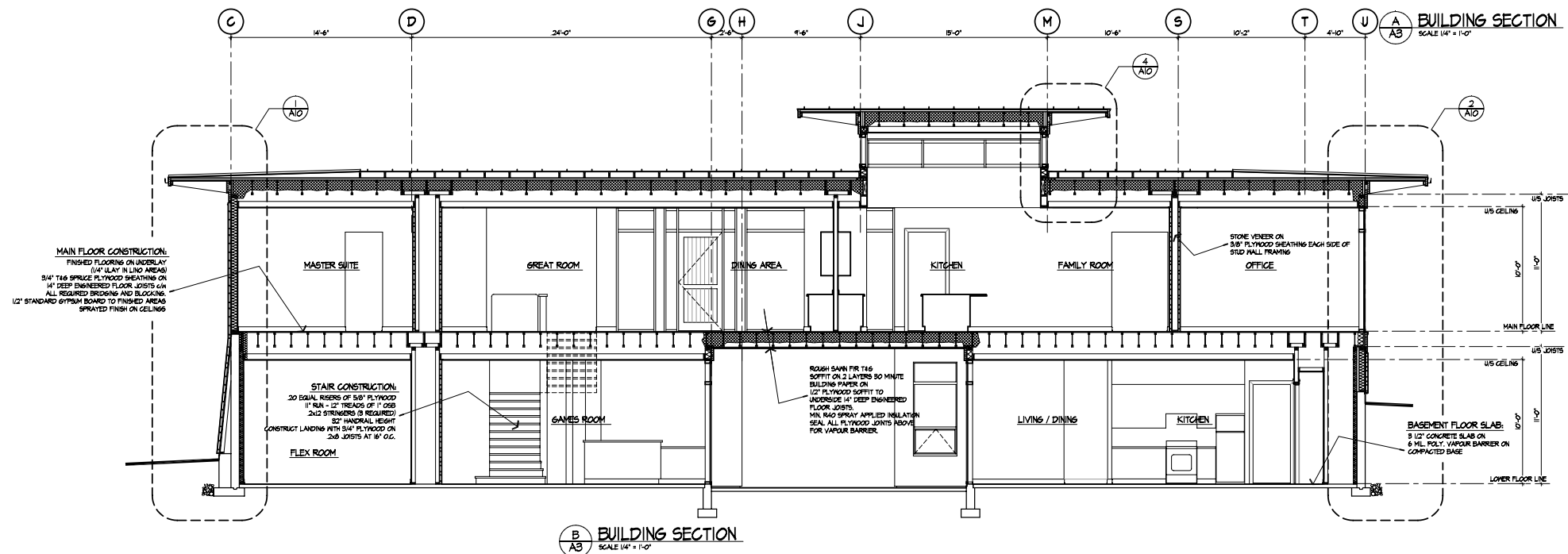
CYAN DRAFTING
BRIS SCOTT ARCHITECT - WELLSVILLE, BC 1/2 2PT
PHONE: (250) 761-8622 FAX: (250) 761-8623

Carl Scholl Design
3472A W. HAY AVE. W. VICTORIA, BC V8N 2R5
PHONE: (250) 383-3835 FAX: (250) 383-3836
WWW.CSDDESIGN.COM

PROJECT TITLE: SHEERWATER - SL-1 SHOWHOME
SHEET TITLE: BUILDING SECTIONS

SCALE: 1/4" = 1'-0"
DATE: JUNE 07
DRAWN BY: NAME

SHEET NO. **A9**



BUILDING SECTIONS



ENTRANCE, EXTERIOR, GARAGE & POOL

ENTRANCE

Curved entry feature and privacy walls leading into courtyard

Patterned accent colours on courtyard and driveway

10' x 6' curved reflecting pool at entrance, with calming circulating water

Grand nine-foot-wide outdoor curved stairway with recessed lighting traversing below the "suspended living room" leading to the pool deck

Dramatic Tambour pivot-style four-foot-wide entry door

HOME EXTERIOR

Contemporary design with classic use of stone, glass and wood

Integrated concrete planters accenting the terrace and pool area

Local and natural Kettle Valley "Black Rundle" ledgerstone

Custom rough-sawn cedar banding, fascias and timber beams

Smooth cedar tongue and groove soffit with Sikkens stain

Dramatic standing seam zinc style metal butterfly roof

Custom aluminum seamless window cladding

Expansive floor-to-ceiling windows with Low-E, tempered and double glazing

GARAGE

Triple car garage on suspended slab concrete floor with custom acid stain pattern

Secure concrete encased storage area under garage

Convenient stair access from garage to basement mechanical and storage bunker and Guest Casita

Three custom paneled garage doors with automatic openers and keyless entry

Ample electrical outlets and TV area

INFINITY EDGE POOL & POOL DECK

38' x 17' x 5' deep salt water pool

Infinity edge on either side of a return waterfall

Concrete and custom tiling

Tiled seating bench on the perimeter of the pool

Expansive terrace with four inlay Zen planters

Outside shower with lake view lookout, porcelain frost-proof tile and Grohe showerhead and faucet



SHEERWATER

OUTDOOR &
EXTERIOR

2,548 SQ_FT POOL DECK | 373 SQ_FT MAIN DECK | 38' INFINITY EDGE POOL | 836 SQ_FT GARAGE



LIVING, DINING, MASTER BEDROOM & ENSUITE

REFINED FEATURES THROUGHOUT

17”x 26” imported “Alumado” porcelain tile floor in morning room, great room, dining room, kitchen, butler’s pantry, main bathroom and powder room

Pre-wired for motorized blinds

Multiple zone hot water radiant floor heat throughout

High-Velocity forced air multi-zone heating and cooling system

Automated programmable lighting, security and media controls

Eight foot interior doors in vertical grain fir with ripple glass panels on many doors

Expansive floor-to-ceiling, wall-to-wall aluminum clad picture windows

Custom stainless steel reveal baseboard and door surrounds

Rinnai instant hot water plumbing system

Ten-foot ceilings throughout the main floor

MAIN LIVING AREA

Dining/Great Room

Exotic zebrawood floor inlay at entry

Twelve-foot-long serving buffet with custom quarter sawn cherry cabinets, glass inserts and interior display lighting

Fireplace

Town & Country fifty-four-inch wide gas fireplace with contemporary stones and reflective black porcelain panels

Riveted steel panel fireplace surrounded with concrete hearth and backlit luminescent glass feature panels

Main Staircase

Four-foot wide interior staircase, featuring polished concrete stair treads with stainless steel risers

Custom floating glass and stainless steel handrail

Black Rundle Ledgestone rock wall in stairwell

Outdoor reflecting pool visible through stairwell window

MASTER BEDROOM & ENSUITE

Bedroom

Private balcony with eight-foot sliding doors overlooking infinity pool

Exotic zebrawood flooring

Three different closets in master suite, including a walk-in-closet with built-in wood closet organizer

Easy touch, self closing Blum cabinet hardware system

Frameless, satin-etched custom ten-millimetre frosted glass on water closet and walk-in-closet doors

Ensuite Bathroom

12” x 24” natural “Bluestone” with radiant floor heating

Kohler “Sok” infinity edge bathtub with “Laminar” smooth, no-splash ceiling faucet

Custom walk-in Grohe spa shower system with massaging body spray

Unique square and round “Duravit” sinks featuring one surface mounted and one undermounted

Two-level Corian counter top

Separate full length mirrored makeup vanity

Custom sliding mirrors on stainless steel track, concealing medicine cabinets

Cherry cabinets with aluminum edge by Catherine O’Neill

Contemporary “Phillipe Stark” one-piece water closet

Heated towel warmer

Custom cherry built-in dressing cabinets and his & hers wardrobe with pull-down rods

POWDER ROOM

“Tableau” floating white sink with “Stillness” wall-mount faucet by Kohler

Kohler “Hatbox” water closet

Acrylic river rock panel wall feature

Floor-to-ceiling mirror with floating shelf

Soft glow ambient lighting



SHEERWATER

MAIN LEVEL
NORTH WING



KITCHEN, PANTRY, MORNING ROOM, BEDROOM, & LAUNDRY

KITCHEN/ MORNING ROOM/ FAMILY ROOM

Fully paneled appliance wall
Custom cherry cabinets with aluminum edge
Two level island, designed for cooking and entertaining
Hanstone quartz solid-surface countertops
Apron front, single bowl stainless steel sink in island
Three-inch-thick concrete bar top and legs with Kohler trough sink for entertaining
Cherry-paneled Bosch Integra 13.1 cubic foot refrigerator and 8.4 cubic foot freezer
Bosch Integra “silent” dishwasher with custom cherry panel
Bosch wall oven and induction cook top with Wolf downdraft ventilation
Spacious deck for al fresco dining with convenient gas BBQ outlet
Twenty-foot-high morning room with smooth tongue and groove cedar ceiling
Twenty-eight Clerestory windows create bright and airy space

BUTLER’S PANTRY

Custom cherry cabinets with aluminum edge and open display shelving
Stainless steel countertops
Twenty-four bottle steel rod wine display
U-line forty-eight-bottle wine refrigerator with three separate temperature control compartments
Blomberg stainless steel dishwasher
Built-in recycling centre
Listello glass backsplash with stainless steel inset

BEDROOM / OFFICE

Overlooking Knox Mountain Park
Exotic zebrawood flooring
Custom vertical grain fir barn door on stainless steel track opening to the study
Convenient access to south-wing bathroom

SOUTH WING BATHROOM

Custom cherry cabinets with frameless glass cabinet doors
Built-in cherry shelving with wall-to-wall mirror
Three-quarter-inch glass countertop with Aquabraxx glass vessel sink and Kohler “Purist” faucet
Duravit low profile “Phillipe Stark” one-piece water closet
Custom-tiled shower with glass features and Aquabraxx tower shower system

LAUNDRY/ MUD ROOM

Whirlpool front-load steam washer and dryer system
Custom cabinet laundry centre with hanging closet and drying rack
Stainless steel laundry sink with three-inch Corian counter top
Windows on end wall provide views of Knox Mountain Park
Custom built-in coat cabinets with Corian bench
Pull-out boot and shoe racks



SHEERWATER

MAIN LEVEL
SOUTH WING

3,352 SQ_FT MAIN LEVEL | 280 SQ_FT MASTER BEDROOM | 273 SQ_FT ENSUITE



THEATRE, GAMES, WINE, STEAM & GUEST CASITA

REFINED FEATURES THROUGHOUT

- Eleven-foot ceilings in most rooms
- Floor-to-ceiling, wall-to-wall aluminum clad windows and sliding doors
- Smooth polished concrete floors with radiant floor heating and custom designed stainless steel inlay
- Eight-foot interior doors in vertical grain fir with ripple glass on many doors
- Stainless steel reveal baseboards and door surrounds
- Sliding doors to pool terrace and Guest Casita

THEATRE ROOM

- Three-level theatre seating for nine and pre-wired for fixed 120" screen and projector
- Walnut paneling and custom cabinetry
- Easily accessible equipment room with hidden panel entry for concealing components
- Masland "Castillian" carpets and sound-insulated walls and ceiling
- Custom walnut cabinets with tile backsplash, floating shelf and built-in Marvel beverage center

WINE CELLAR

- Ten-foot by ten-foot temperature and humidity controlled Wine Room with stacked raw reclaimed cedar accent posts
- Custom stainless steel barrel display holding 260 bottles
- Six-foot by five-foot glass window into Wine cellar

FLEX ROOM & STEAM ROOM

- Flex room is ideal as an exercise room or art studio
- Direct access to pool terrace from the Flex room
- Steam shower with bench and Aquabrax tower shower system
- Custom nine-foot, ten-millimetre satin-etched glass wall panel and door
- Floor-to-ceiling "Tierra-Sol" linear backsplash and shower tile

- Vapor blue "Tableau" sink with "Purist" wall-mount faucet by Kohler
- Custom walnut cabinets with tiled bridge-style counter
- Kohler "Caroma" dual-flush water closet

GAMES ROOM/ BAR

- Forty-two-inch Marquis fireplace with steel surround and contemporary rock interior
- Vertical grain walnut panels wrapping around fireplace
- Built-in fifty five inch wide TV niche
- Glass tile wall with floating translucent backlit shelves
- Space for pool table
- Custom curved granite bar with Blanco Silgranite sink and Aquabrax faucet

GUEST CASITA

- Private entry off pool terrace and grand stairway
- Thirty-six-inch "Marquis" fireplace with steel surround and contemporary rock interior
- Kitchen with glass cabinets and tile backsplash with inlay décor tiles
- Kindred under-mount stainless steel bowl sink with Aquabrax faucet
- Fisher & Paykel refrigerator and Bosch stove, microwave and dishwasher
- Dining room with custom built-in china cabinet and eight-foot windows
- Private bathroom with floating cabinets and three-inch quartz countertop
- Tiled shower and bench with Aquabrax tower shower system
- Kohler under-mount sink with "Purist" faucet in bathroom
- Bedroom featuring large walk-in-closet
- Convenient rough-in for stacking washer and dryer
- Direct access to pool terrace



SHEERWATER

LOWER
LEVEL

1,326 SQ FT LOWER LEVEL | 713 SQ FT GUEST CASITA | 544 SQ FT MECHANICAL BUNKER | 519 SQ FT STORAGE ROOM

