

FEATURES OF THE PREMIER ESTATE RESIDENCE 477 KNOWLES ROAD

EXTERIOR FEATURES

- Private south Western style estate home
- Located in the highly desirable Eldorado estates neighborhood
- Close to Anne McClymont school, sunshine market, restaurants and a short walk to Okanagan lake
- Half acre lot
- Interlocking brick driveway
- New stucco exterior
- Concrete shingle
- Professionally designed landscaping
- Heated 12' deep in-ground concrete pool with diving board
- Pergola with glass sections to partially cover patio
- Large Patio has built-in outdoor flat screen TV and surround sound, perfect for entertaining
- Stamped concrete surrounding pool and patio
- BBQ gas quick connect outlet
- Pool mechanical building away from home
- 2 Dog runs at side and back of house
- Oversized 40x25 triple door 3 car garage with 2 man door and extensive built-in cabinets
- New garage doors
- Outdoor timed lighting
- RV parking

INTERIOR FEATURES

- Professionally designed by Berard Design Group
- Substantially renovated from the ground up
- Grand entranceway with circular vaulted skylight 18' entrance
- 12' ceiling in family room
- 10' ceiling in Kitchen
- Magnificent appointments with hardwood, travertine silestone, granite and custom millwork throughout
- Elegant solid wood grand entrance door
- Lamett Grandplank 7" mahogany coloured oak hardwood in all bedrooms and both offices.
- Almost 4000sqft on one level
- 12' of floor to ceiling wall of windows in living room looking out to pool
- Curved south facing living room looking out to back yard
- Four large French doors open out to pool from living room
- Very high end theatre system in the family room including \$22,000 TV with unbelievable picture
- A/V equipment is hidden on the basement
- Complete home audio video integration
- 4 bedrooms
- 4 bathrooms in house
- 2 ensuite bathrooms
- Deluxe Jack and Jill bathroom for additional bedrooms
- Powder room
- Family room off kitchen with custom built-in entertainment alder cabinetry
- Office with dual work stations and built-in custom cabinetry and Corian counters
- Extra den/office/entertainment room with built-in entertainment unit
- 2nd master bedroom with full ensuite bathroom, jacuzzi tub and 8x6' walk-in closet
- Dining room open to living room with library ceiling and wainscoting
- Surround sound throughout home
- Lutron home light control system
- 3000sq.ft.of crawl space(5'5"high)

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CHEF INSPIRED GOURMET KITCHEN

- Custom painted poplar cloud white cabinetry
- Custom alder dark chocolate island cabinetry
- Easy glide soft touch drawers and doors
- Saddle brown silestone counters
- Antique pearl 10'x2.5'silestone island counter top
- Kohler 16 gauge stainless under counter farmhouse style sink
- 30' Professional Series stainless steel microwave/warming drawer triple combination oven
- Industrial kitchen faucet and soap pump in island
- Thermador 36" Professional Series cooktop with 4 gas star burners and griddle
- Viking 18"integrated trash compactor
- Fisher Paykel double dish drawer dishwasher
- Miele built-in cappuccino machine
- Ventahood 36" industrial style stainless wall mounted range hood
- Thermador 30"Integrated separate refrigerator
- Thermador 30"Integrated separate freezer with ice maker
- Industrial style pendant lighting over island
- 2nd Kindred rectangular undermount bar sink
- Porcelain tile backsplash
- 18' heated travertine tile on floor

POWDER ROOM

- Dark Chocolate Alder custom cabinetry
- Bianco Carrera marble counter
- Heated mosaic weave carrera marble
- Icepta basin with Zucchetti faucet
- Antique style with wainscoting and coved ceiling trim
- Duravit toilet
- Window

WINE ROOM

- Sub Zero wine cooler with two independent storage zones and dual evaporators
- Black granite counters with round undermount sink
- Chasca black alder custom cabinetry
- Round integrated sink
- Heated tile floor
- Lasari flock wall covering

MASTER RETREAT AND ENSUITE

- Double entry doors
- French doors out to patio and pool
- Hardwood flooring
- Coved ceiling
- Large walk in closet with custom cabinetry
- Oversized soaker tub
- Separate 8x4' tiled glass steam shower with bench and rain shower head, slide hand shower and recessed jets
- Extensive heated Carrera marble flooring with custom inlay
- Cloud white silestone counters with double undermount sinks
- Chasca black alder custom cabinetry with drawers
- Large mirrors
- Elegant chandelier over bath
- Separate toilet room with mancesca toilet
- Large 10x12 Walk-in closet with custom shelving and track lighting

LAUNDRY ROOM/MUD ROOM

- Large well lit laundry/mud room with window
- Cloud white painted poplar custom cabinetry
- Corian counters with integrated large Corian laundry sink
- Built-in ironing board
- Whirlpool duet side by side washer and dryer
- Locker style built in cabinetry for kids
- Heated travertine tile on floor
- Exit to outside with built-in dog door

MECHANICAL

- John Wood 75 gallon hot water tank
- 3 forced air Pulse gas furnaces
- 3 air conditioners
- Security system
- Built-in vacuum
- Radiant in floor heating
- Control 4 programmable lighting system inside and out