

FEATURES OF THE STUNNING TUSCAN MASTERPIECE 2459 THACKER DRIVE

EXTERIOR FEATURES

- Tommie award winning home
- This home boasts both Tuscan architecture and style
- This estate property is graced by spectacular lake and Okanagan Mountain Park views
- San Marc built home known for exceptional quality of construction
- Inspired by the elements of nature
- Exceptional privacy
- Villa style concrete tile roof
- Striking limestone exterior with over 10,000 sqft of real limestone clad exterior walls
- Solid limestone drips and trim
- Front entrance exterior is clad with quartzite random flagstone
- All stone surfaces are genuine stone
- Gated stone entry
- Locally made Gildcraft custom milled Low E wood sash windows
- Driveway is a charcoal bend of old world pavers with perimeter lighting
- Arctic willow hedge flanks the right side of the property
- Low maintenance extensive perennial landscaping and xeriscape landscaping on rear of property
- Fully irrigated plus a full overspray onto xeriscaped back bank and into interface area
- Graced by ornate trees such as an Eastern Red Covey
- Most exterior doors are solid wood custom milled by Gildcraft
- Dog run on shaded side of the house
- Exterior speakers at front and rear
- Sophisticated septic system. Sewer at lot line

INTERIOR FEATURES

- Encompasses 4000 sq ft of main floor living space
- A bright and open inviting floor plan
- Soaring ceilings ranging from 9-17ft
- Very spacious residence
- Impressively embellished with custom granite and limestone throughout
- Distinctive cabinetry and millwork in kitchen, ensuite and all bathrooms designed by Catherine O'Neill (KitBiz)
- 17 ft. ceilings in kitchen and great room
- Fir ceilings
- 3/4" slightly distressed solid maple hardwood floors in 4 different widths by Scandinavian Hardwood
- Hunter Douglas window treatments throughout with blackout blinds in bedrooms and automatic controls around ensuite tub
- Interior doors are 4 hinged 90" solid fir fabricated in Lillooet and finished on site with solid hardware
- Hardware by Restoration Hardware used throughout home
- 16x16 honed quartzite stone tile
- Radiant heated floors in all bathrooms
- Surround sound throughout home, around pool and front entry with control pads to connect i-pod, Sirius, TV and cable
- Ultimate comfort extends to the 2nd bedroom with ensuite, french doors with lake and mountain views
- 2nd bedroom ensuite features Brazilian volcano quartzite stone shower and sinkless custom counter
- 3rd bedroom currently acting as an office with Brazilian turtle blue granite counters
- 3rd Bathroom with Brazilian matrix stone shower and heated polished quartzite tile floor.

GOURMET KITCHEN

- A chef's dream, designed for entertaining
- Catherine O'Neill (KitBiz) designed kitchen
- 17' fir ceiling
- Large center square double layer heated granite island
- Satin finished Golden Galaxy and Cambrian Black counters and island
- Satin leather finish Golden Galaxy heated granite on interior and exterior bar
- Commissioned solid 1/8" steel acid etched backsplash by renowned local artist Renita Kraubner
- Walk-in fridge 6'6" x 5'6" & 8' high
- Adjacent butlers pantry
- Mexican handmade under-mount circular copper sink in island
- Mexican handmade under-mount double copper sink
- Grohe faucets
- Nano system windows generating more living space and 2nd dining area for 8
- Custom 1.25" solid walnut cabinetry with soft return doors
- Professional grade appliances
- Jenn Air dishwasher
- Leibherr Premium fully integrated fridge/freezer
- Viking Pro 48" 6 burner gas range with griddle and double convection ovens
- Dacor drawer microwave
- Miele integrated dishwasher
- Hand forged imported hardware on appliances

LAVISH MASTER BEDROOM AND SPA LIKE ENSUITE

- Private master suite complete with sitting area, generous sized walk-in and lavish bathroom
- Feature quartzite stacked stone gas fireplace and curved wall
- Seating area overlooking pool
- Swing arm mounted flat screen HD TV
- Ceiling fan
- Black-out Hunter Douglas blinds
- Soaker tub
- His and hers vitreous china basins, Kohler fixtures and faucets and custom alder cabinetry
- Toilet in separate room
- Brushed satin finished limestone on shower wall, bench, counters, tub deck and skirt
- Heated Quartzite stone flooring in ensuite
- Clear glass extra large shower with Kohler rain shower head and slide bar hand shower
- Door to pool deck from ensuite
- Spacious walk-in closet with custom milled cabinetry with numerous features including double shoe racks, jewelry and belt drawers, hidden deep drawers behind tri-fold mirror, purse shelves and lift up vanity mirror
- Antiqued sliding custom doors to walk-in with imported hand forged handles and clavos from Mexico with solid track sliding system
- Walk-in has a polished granite island and side counter called Rustic Cavern
- Ornate chandelier
- Oversized stacking washer/dryer

LIVING /DINING ROOM

- The room is anchored by a 17 ft. Limestone fireplace and hearth with reclaimed West Coast timber mantle
- Fabulous lake and Okanagan Park mountain views
- 16' expanse of windows
- Wood Fireplace with gas log starter
- Surround sound with built-in sub woofer
- Transom windows
- Hunter Douglas sheer black roll up sun shades
- Glass sliding door to patio
- Wrought iron candle light chandelier with crystal elements over an expansive dining area
- Art lighting

ENTRANCE

- Imported elegant 10 ft. fully insulated steel front entry door with windows that open for cross draft and cleaning
- Granite lit art niches
- Large entranceway closet
- Art lights adorn art work

BUTLER'S PANTRY

- Walk thru butlers pantry
- Texan hand made steel ornate door between kitchen and pantry
- Unique glass, marble and natural stone mosaic backsplash
- Alder custom cabinetry
- Polished Golden Galaxy granite counters
- Jenn Air 2nd dishwasher
- Under-mount Kohler cast iron sink
- Built-in butcher block kitchen trolley
- Recycling drawers
- Maple hardwood flooring
- 12' fir ceilings

LAUNDRY/MUD ROOM

- Kit Biz Alder cabinetry
- Polished Golden Galaxy granite counters
- Maytag High efficiency oversized washing machine
- Maytag High efficiency oversized dryer
- Kindred Silgranit sink
- Automated lockable pet door
- Extra large coat closet with double doors
- Polished 16" quartzite tile on floor
- Door leading to garage and dog run
- Built-in boot bench
- Massive laundry storage

BASEMENT

- Approx. 3500 sqft to be finished includes 2 bedroom, 2 bathrooms, wine room, rec room and storage

PEACE OF MIND

- Alarm system throughout.
- Hard wired smoke detectors
- New home warranty coverage
- Electronic entry gate with intercom

MECHANICAL

- 2 high efficiently forced air gas furnaces
- Central air Conditioning
- Takagi instant hot water
- 400 and 200 amp electrical service
- Central vacuum
- Pool is heated by natural gas and has 2 pumps
- Full construction documentation of build by Multivista (Multivista.com)
- Sophisticated septic system. Sewer at lot line. Need to apply to hook up

POOL AND DECK

- Inviting concrete heated salt water pool (16x47) approx. with great sun exposure till late evening
- Pool is clad with granite coping and tile
- Imported Italian slip proof, stain proof, heat resistant and frost proof tile surrounding pool
- 3 waterfalls and 9 different pool light settings
- Child/elderly friendly with wide entry steps to shallow 2.5' shallow end and benches
- 5' max pool depth
- Pool is heated by natural gas and has 2 pumps for automatic cleaning and waterfalls
- Irrigated pots along poolside and rear exterior walls
- Grass and oversized random imported Indian flagstone surrounding pool

CABANA

- Pool cabana set in afternoon shade
- Outdoor kitchen perfect for Alfresco dining
- Swing around sit up bar stools and pool
- Swivel stools and well positioned mirror allow for great view of the pool
- Change-room, shower and compost toilet
- Satin finished Golden Galaxy granite
- Large 2 drawer refrigerator
- Gas line feed and room to build a BBQ area

PATIO

- Honed quartzite stone on floor in bar area
- Covered patio sitting area with a Nano window system creating seamless indoor/outdoor living to private covered patio with sit up bar stools on either side to create inside/outside dining table
- Satin finished Golden Galaxy granite counter
- Wall mount for flat screen TV/DVD
- Outside speakers
- Quick connect gas outlet for overhead patio heaters
- Ceiling fan with controls
- Ornamental rain chain downspouts
- 6 Built-in candle holders on wall

ATTACHED GARAGE

- Double car attached garage 22' x 21'
- Central vac garage attachment
- Hot and Cold hose bibs
- 9' door height
- Travertine and Quartzite on stairs and landing
- Floor finished in a walnut etched water based finish
- 15' Silestone counter

DETACHED GARAGE

- 6 car detached garage 55' x 29'10 to accommodate a large collection of vehicles
- Additional 4' x 11' bump out
- Pre plumbed for in floor heating
- Insulated and finished with corrugated metal
- Two 8' double wood faced garage doors
- Man door
- Section has a raised ceiling to accommodate 2 car lifts
- 220 power