

# FEATURES OF THE LAKESHORE AT MANTEO TOWNHOME 10-3756 LAKESHORE ROAD

## EXTERIOR FEATURES

An exclusive enclave of 18 villa-style homes  
The exteriors are a Southwest-inspired architectural style  
Stunning, unobstructed lake views  
Landscaped grounds that surround the lakeside pool and hot tub  
Beautiful paver stone laneways and driveways  
Gently winding footpaths  
Common sitting areas at the lake  
Outdoor fire pit  
Upgraded electric awing at a cost of \$5000

## INTERIOR FEATURES

The interiors fully embrace casual luxury with high-end finishes  
Separate TV room Could also be a den or extra bedroom  
3 / 4 bedroom lakeside residence designed and built by Rykon  
Natural stone and wood accents  
Upgraded Linear, two-storey, custom-designed gas fireplace at an extra \$13,000 cost  
Dramatic 18' smooth painted ceilings with handcrafted ceiling beams  
Wide planked brushed oak flooring  
Ceiling fans throughout  
Master bedroom fireplace with decorative tile detail  
Master bedroom with nine-foot NanaWall® glass folding doors out the balcony and panoramic lake views of Okanagan Lake  
Upgraded high quality state of art TV<sup>1</sup>s  
Upgraded surround sound speakers throughout, including Sonos system and Control4 smart home automation system for a total of \$35,000  
Upgraded electric blinds package downstairs and in the master suite

## KITCHEN

Gourmet appliance package includes Samsung twin cooling with flex zone and ice dispenser french door refrigerator,  
Upgraded 36" Wolf® gas range  
Stylish Venmar Jazz stainless/glass range hood  
Bosch® 800 Plus Series dishwasher  
Stainless steel sinks with chef's kitchen faucets  
Custom millwork kitchens featuring elegant lift doors, crown moulding and soft-close Blum® hardware  
Solid Caesarstone® Classico countertops  
Full height, designer tile backsplash  
Custom-enclosed, backlit wine feature wall

Work station

## **BATH**

Custom millwork cabinets featuring elegant doors and soft-close Blum® hardware  
Luxury, glass-enclosed shower units with rain shower heads  
Designer marble wall tile  
Soaker tub and enclosed water closet  
Solid Caesarstone® Classico countertops  
Porcelain tile floors  
Nuheat in- floor radiant floor heating in bathrooms

## **PATIO**

Exterior kitchen with natural gas, stainless steel barbeque  
12' NanaWall® enhances the stunning lake view and invites the outdoors inside  
Spacious, open-air patios  
Imported porcelain extends to outdoor patio areas  
26" cast concrete outdoor fire bowl  
Automatic patio awning

## **EXTRAS**

Geothermal heating and cooling  
Glass and metal artisan banister and stair railings  
Designer lighting throughout  
Custom window coverings  
Energy efficient, double-glazed exterior windows  
In wall retractable vacuum hose  
Custom 6" baseboards and coordinating casings  
Combination wool/nylon luxury carpeting suited to high-use residential  
Heated garage  
Your Private upgraded Boat Slip- Slip & lift will accommodate a 15- 40' boat up to 20,000lbs with dock extension. A \$30,000 value. (subject to annual maintenance fees)  
Two, five and ten-year peace of mind warranty  
Upgraded laundry room with built-in cabinetry, Solid Caesarstone® Classico countertops and Whirlpool Steam Duet washer and dryer  
Navien tankless instant hot water

## **MANTEO RESORT**

As a resident of The Lakeshore, you will have the privilege of enjoying the ample amenities and

services Manteo Resort has to offer. The 5 yr renewable use of the hotel amenities includes use of gym, pools and facilities in the hotel.

Ownership includes concierge service using a special proprietary account number for food service from Manteo's own Smack Dab restaurant including room service & catering service.

Three Swimming Pools Big Screen Movie Theatre

Indoor and Outdoor Hot Tubs Waterslide and Spray Park

Putting Green

Tennis Court

Saunas

Tot Lot Playground

Fitness Center

Big Screen Movie Theatre

Clubhouse

Meeting and Banquet Facilities

Smack Dab – Crazy Good Food

## **THE NEIGHBOURHOOD**

The Lakeshore at Manteo is located in the sought-after Mission and South Padosy area of Kelowna –the heart of the Okanagan. Famous for its stunning, vineyard-laden hills, world-renowned wineries and lush, cherry blossom orchards, Kelowna is loved for its four-season playground. Your possibilities are endless whether it's enjoying what nature has to offer with a round of golf at a championship course, skiing knee-deep in champagne powder, relaxing on a sandy beach or taking a refreshing midday swim in Lake Okanagan! This is a vibrant, fast-growing community in which The Lakeshore is near all the action yet blissfully situated on the lake to create a calm and elegant retreat you can call "home".