

# FEATURES OF 2-18451 CRYSTAL WATERS ROAD

## NEIGHBORHOOD

- Situated in the “sought after” enclave of homes at Crystal Waters, a private gated waterfront community on the shore of Kalamalka Lake
- Located in “Spec Tax free” Lake Country
- Recreation abound with full sized volleyball court, swimming, boating and The Rail Trail steps away
- Just a short drive to the airport, golf, shopping, wineries, UBCO, Vernon and Kelowna
- A spacious common beach area provides ample room to lounge with fire pit for those fun summer evenings

## EXTERIOR FEATURES

- Pristine Kalamalka lakefront home with stunning views
- Tons of outdoor living areas overlooking the lake
- Kettle Valley stone cladding on both front and lakeside
- Access to private dock and boat lift
- Full time 13,000lbs boat moorage and lift large enough for a large boat or pontoon boat
- Double oversized 2 car attached garage allowing for lots of storage and room for the toys
- 3 hose reel mounts
- Outside shower/ dog wash
- 2 upper floor balconies

## WATERFRONT PATIO

- Sun drenched spacious lakeside patio
- Partially covered area with recessed lights in cedar soffits, fan and surround sound and TV creating a relaxed atmosphere for any occasion
- The ultimate outdoor built-in kitchen featuring Fire Magic cooking, cooling, bar fridge and storage
- Fire Magic Echelon 5 burner BBQ with smoker and rotisserie, power burner side cooker, beverage fridge and bar caddy for keeping that wine and beer cool and handy
- Finish the day around the lakefront natural gas Fire table listening to the waves lapping the shores
- Low maintenance stamped concrete decking
- 3 sets of Patio doors from kitchen, great room and master bedroom plus Nano window blend living space outdoors with living space inside
- Relax in The Sunken Banff spa by H2o Spas which offers seating for 6 bathers with brand new cover,
- Natural ivy privacy screen and overhead pergola for hot tub

## INTERIOR FEATURES

- Front and centre Lake front home
- 4160sqft sophisticated yet relaxing retreat built by Douglas Lake Custom Homes
- Professionally designed
- Illuminated by designer lights from Lights Plus
- Breathtaking unobstructed lake views from many rooms and patio
- Gourmet kitchen boasts state of the art appliances complete with Butler's pantry
- Downstairs laundry with LG front-load washing machine and dryer pair, cabinetry, sink, and tiled floor
- Plumbed for upstairs laundry (Washer and dryer excluded)
- Open concept lake view dining room with coffered ceiling
- Main floor den with built-in cabinetry and coffered ceiling
- Spa-like master on main level
- Junior master with ensuite on 2nd level with stunning lakeview
- Gorgeous powder room with granite floor to ceiling feature and full glass enclosed tiled shower
- Swedish style cedar sauna with cedar benches
- Craft room with private lake view deck
- Exceptional finishing quality including woodwork, granite, cabinetry & flooring
- An entertainers dream open plan main floor
- Light flooded great room with vaulted ceilings floor to ceiling windows and barrel cedar feature ceiling
- Stacked Kettle Valley stone towering gas fireplace slate tile mantle with built-in TV on bracket
- Accessible home by way of a hybrid elevator
- Elegant custom designed double solid fir entry door with inlayed stained glass
- Tray ceilings or cedar barrel ceilings throughout home
- Engineered UV Cured Hardwax-Oil Finish hardwood and ceramic tile flooring
- Feature slate tile entrance flooring and slate inlayed hardwood staircase runners
- Custom safety glass railings
- All 5 bathrooms have fully tiled glass doored showers with rain shower heads and under-mount sinks in granite counters
- In-floor heat in master bathroom
- Whole-house audio in most room controlled by ipad, phone or Nuvo control pads

The information contained herein is assumed correct but is not guaranteed by the listing agents & should be verified

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## GOURMET KITCHEN

- Entertainer's expansive gourmet kitchen overlooking lake with custom Cucina cabinetry, expansive granite counter tops, huge island and Butler's pantry and adorned with stainless luxury appliance brands
- Granite sit-up island with undermount prep sink, instant boiling water tap, under counter JennAir microwave and pendant lighting
- Mammoth 64" Electrolux ICON Professional Series all-refrigerator all-freezer combo with icemaker
- 36' Viking Professional six burner gas slide in range with griddle, pot-filler and custom imported steel rivetted hood with 1000cfm 3 fan Vent-a-hood
- Gorgeous custom design tiled backsplash behind range hood
- Miele Cappuccino machine
- JennAir Dishwasher
- JennAir double ovens
- JennAir wine cooler
- Undermount double bowl sink with RO tap
- Nano windows open to patio deck
- Butlers pantry complete with granite counters and Cucina cabinetry, another 64" Electrolux ICON Professional Series all-refrigerator all-freezer combo and Electrolux ICON 50lbs a day ice maker

## BEAUTIFUL MASTER BEDROOM AND SPA LIKE ENSUITE

- Walk out to Lakeside patio
- Double sided candle ambient fireplace
- Spacious walk in closet by Kelowna Klosets
- Hardwood flooring
- Tray ceiling with accent lighting
- Cucina luxury cabinetry
- Granite counter with his and hers vanities
- Lake view soaker tub
- Separate large enclosed fully tiled steam shower with rain shower head and slide hand shower
- Ceramic heated tile floor
- Separate W/C room

## GARAGE

- 2 car attached garage
- In floor heat
- Husky garage steel cabinetry
- Ceiling bike racks
- Jeep roof lifter rack
- Shelving
- Man door

## MEDIA ROOM

- Complete with custom solid wood barn door, Barrel cedar ceiling with accent lighting and balcony
- Surround sound
- Samsung 60" built-in TV
- Full media rack
- Bar area with JennAir wine cooler, built-in microwave, granite counter and sink with Reverse osmosis

## PEACE OF MIND

- Alarm system throughout
- Hard wired smoke detectors
- New home warranty coverage
- Water sensor and water freeze alarms

## MECHANICAL / STRUCTURAL

- 200 amp electrical panel in mechanical area
- 200 amp electrical panel upstairs in media room
- Hybrid elevator
- Heat pump
- 98% high efficiently forced air gas furnace for temps below zero (auto set)
- 3 zones for heating and cooling
- Navien Instant hot water plus pressure tank to prevent surge
- Central vac with hide a hose system on both levels
- Culligan reverse osmosis( RO) system with XL tank
- Culligan commercial water conditioner
- 10gal/min Ultra Violet light filter
- Recirculating pump providing constant hot water
- Quick connect natural gas outlets for BBQ and Fire table on patio
- Plumbed for washer/dryer up and down
- Built on forty 10" steel piles
- Earthquake resistant home
- Double hurricane hangers on joists and rafters
- Extra heavy gauge beams