

# Property Highlights

We think the most sellable features of these beautiful homes and property are the peaceful privacy, that is easy to get to, by car, boat, float plane, or helicopter. Having it own sheltered private bay with the Cabana bar and huge docks, on the north eastern bayside, giving you the last sun to bask in.

The main house is perfect for a corporate retreat, so could be purchased by a company for retreats and write offs.

## MAIN HOUSE

- 10,729 sq. ft. of expansive luxury
- 36 Foot high porte-cochère, grand foyer with elevator.
- 3 attached garages.
- 36' vaulted ceiling and real rock fireplace in Great room with large bar and spotlight for entertainers.
- Large french doors leading to the expansive balcony with rock gas fire table, rock outdoor kitchen with extra large Napoleon Barbeque.
- 6 very large bedrooms with wet bars, full ensuites, and balconies to the amazing Shuswap Lake views.
- Turnkey - Fully furnished inside and outdoors - Decor and furnishings professionally designed by Shonna Fox.
- 1,200 sq. ft. Primary Bedroom with Double sided rock gas fireplace, white marble ensuite with 12 person steam room and outstanding walking closet, with panel and stairs leading to master controls and bug out room.
- Gourmet kitchen with Wolff appliances and huge granite island and counters throughout. Butler pantry, Sub-Zero fridges, and Asko dishwasher for entertaining. 12 person dining room table with sliding doors to expansive cement balcony.
- 12 person executive conference room, with 2 half baths and sliding doors to furnished covered balcony.
- Downstairs with infloor heating sports a billiards room, media room, large storage area, wine cellar, gym, laundry, utility room, bathroom and 2 bedrooms with ensuites. Master control center in master bedroom.
- Utility room has 2 propane furnaces, affinity 8T series heat pumps, 2 large hot water tanks, 2 boilers, 2 extra large pressure tanks, extensive water filtration system.
- SONOS sound system
- Fibre optic internet





## SECONDARY HOUSE

- 3,995 square foot house with 9' ceilings throughout and double garage.
- Top floor has open concept living room and kitchen with quartz counter tops and expansive Island. Vaulted entrance, Samsung/ Bush appliances.
- 2 bedrooms with walkin closets and ensuites, office, bathroom, laundry and large balcony with stunning lake views.
- Walkout basement has a kitchen, living room, 2 bedrooms, bathroom and finished, outdoor, cement deck with gorgeous lake views.
- Surrounded by beautiful landscaping.

## PROPERTY FEATURES

- 73.8 acres. 30 acres fenced pasture and 40 acres forest with timbre value
- Beautifully irrigated landscaping, with fruit trees
- 1,200 feet of waterfront, 50% which is a pebble beach
- Very private cove with pebble beach
- Large double dock and boat lift
- Beach Cabana with electric garage door, washroom with shower, fridge and bar.
- Over 1,200 sq. ft. of waterfront
- 5 RV sites with water, power and septic connections.
- Electric gate. All roadways in compound are paved.
- Propane backup generators system for all buildings. (8-22kw/400Amp General)
- 2 large septic systems
- One Pole barn with concrete floor
- Three pole barns with dirt floors
- Barn with stalls



## DETACHED 6 BAY GARAGE

- Large workshop with power, washroom, benches and mezzanine storage
- One bedroom suite with kitchen, living room and bathroom
- All bays have 14' electric doors.

