



# 17503 Sanborn Street Summerland British Columbia

\$1,850,000

17503 Sanborn Street an award nominated home for best design is situated in a country residential community of Hunters Hill in Summerland, BC. This property sits on a spacious 1/3-acre lot, offering breathtaking protected views of lakes and valleys. The home features a large fully fenced yard, providing ample space and privacy between neighbors. The exterior of the home is a perfect balance of textures creating a modern craftsman style that exudes curb appeal. Inside, the layout is meticulously planned, with a great room featuring fireplace with dry stack stone finishing. This area seamlessly integrates the kitchen, dining, and living spaces, all oriented to capture the stunning views while seamlessly connecting to a 225 sq ft covered deck. Luxury amenities abound, including a pantry, laundry room, and a well-appointed kitchen with a large sit-up island. Enjoy the benefits of living on one level as the main floor also encompasses two bedrooms, including a primary suite with a 4-piece ensuite featuring a custom-built large shower and walk-in closet. The choices of finishing are remarkable and would be best described as contemporary with enduring appeal. The daylight basement boasts a light-filled family room, four spacious bedrooms, a 5-piece bathroom, utility room, and a covered patio. The home is equipped with a \$40,000 solar package, an energy-efficient heating and cooling system, and utilizes quality materials, resulting in a net 0 house based on the EnerGuide rating. (id:6769)

Utility room 14'6" x 17'0"

Recreation room 24'8" x 21'0"

Bedroom 11'8" x 10'1"

Bedroom 12'3" x 13'0"

Bedroom 11'2" x 12'7"

Bedroom 14'1" x 11'0"

Full bathroom 4'0" x 8'8"

Living room 21'7" x 16'4"

Laundry room 6'2" x 8'1"

Kitchen 18'9" x 8'8"

Other 21'8" x 20'8"

Foyer 7'6" x 8'1"

Dining room 16'9" x 12'6"

Bedroom 11'9" x 11'0"

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Primary Bedroom 15'4" x 13'9"	Full ensuite bathroom 9'4" x 10'6"
Pantry 8'6" x 5'5"	Full bathroom 4'9" x 8'6"
Office 10'0" x 10'8"	