



## 245 Kalamalka Lakeview Drive 14 Vernon British Columbia

\$2,150,000

Exclusive chance to own this masterfully built 4700 sq/ft, 1 owner home. The Best View that Encompasses the Very Definition of the Okanagan Dream! When you enter the main foyer your senses go on overload as you take in Kalamalka & Rattlesnake Point through a sea of glass. The home is built for breathtaking views from every angle. The master bedroom is your private view of paradise. A large 5 piece ensuite & walk in closet compliment your own space. A centrally located custom kitchen allows you perform culinary works of art. Enjoy family dinners with vista views. Outside, 3 stunning decks (inset hot tub) & 2 large covered patio areas await days in the Okanagan summer! Lower level offers 2 bedrooms, each 4 piece ensuites and access to the outside. There is a 4th bedroom option in the lower level too. A family room downstairs connects you to a kitchenette, wine cellar, dark room, big hobby shop and a soundproof theatre room. From here, make your way into the ultimate 700 sq/ft man cave with an 8'x8' overhead door! Walk up the stairs to your triple bay 700sq/ft garage. A central boiler provides infloor heating to the lower level, to 2 air handlers providing heat upstairs & 1 handler in the workshop. 2 New (2021) A/C units & fan coils supply cooling. The house is externally plumbed for a pool. Features like 12" ICF foundations, 200 Amp Service, plumbed compressed air for garage & workshop. Ask for the detailed list and then Welcome Home! (id:6769)

Workshop 30'2" x 22'0"

Wine Cellar 9'8" x 6'3"

Workshop 15'0" x 14'0"

Storage 15'3" x 4'11"

Hobby room 8'6" x 6'3"

Bedroom 17'2" x 11'1"

Utility room 9'7" x 5'9"

Media room 15'0" x 11'0"

Bedroom 19'0" x 11'10"

4pc Ensuite bath 11'2" x 4'3"

Bedroom 13'0" x 10'10"

Other 30'6" x 22'8"

Primary Bedroom 18'10" x 14'8"

Other 10'7" x 7'7"

2pc Bathroom 7'0" x 4'4"

Office 11'0" x 11'0"

Listing Presented By:



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Royal

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Great room 23'10" x 17'11"

Foyer 11'11" x 7'1"

4pc Ensuite bath 7'11" x 4'10"