

## NOTABLE MENTIONS:

The double garage has epoxy flooring, lots of storage and slated walls with a sink

30 trees were planted behind the home

**Year Built:** 2021

**5613 square feet**

**5 Bedrooms 5 Bathrooms**

**Parking:** Four Car Garage + Driveway

**Lot Size:** 0.71 Acres

**Tax:** \$13,290.49 2022

**Zone:** RH1;P3

**Lot:** 110' x 266'

**Strata Fee:** \$190.48

**Complex:** The Edge

### MAIN LEVEL

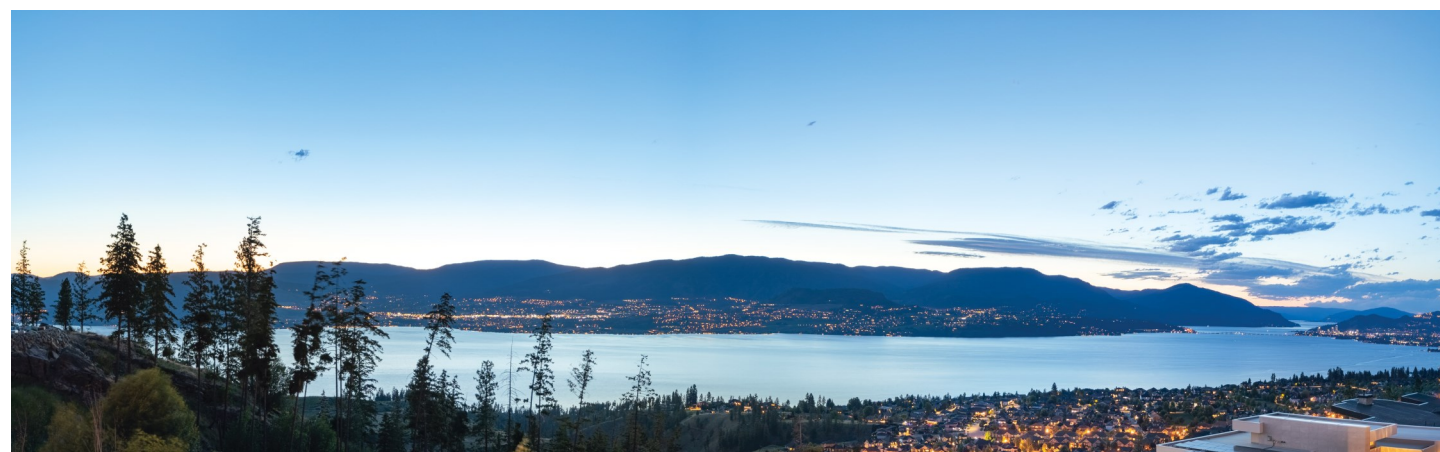
Kitchen	19'7 x 17'9
Dining Room	17'0 x 9'3
Pantry	10'6 x 7'11
Foyer	10'5 x 30'0
Living Room	22'1 x 16'3
Wine Cellar	5'6 x 9'11
Half Bathroom	
Den/Office	12'10 x 11'0
Storage	11'5 x 9'3
Bedroom	10'6 x 15'0
Bedroom	10'6 x 15'0
Fitness Room	22'2 x 22'0
Laundry	11'0 x 6'6

Full Bathroom

### UPPER LEVEL

Primary Bedroom	17'0 x 17'0
Ensuite Bathroom	
Bedroom	12'9 x 11'9
Nook	8'0 x 11'9
Ensuite Bathroom	
Bedroom	13'0 x 12'2
Nook	6'8 x 11'0
Ensuite Bathroom	
Laundry	11'1 x 6'6
Family Room	28'0 x 17'6
Wet Bar	19'9 x 5'4

# #114-5650 The Edge

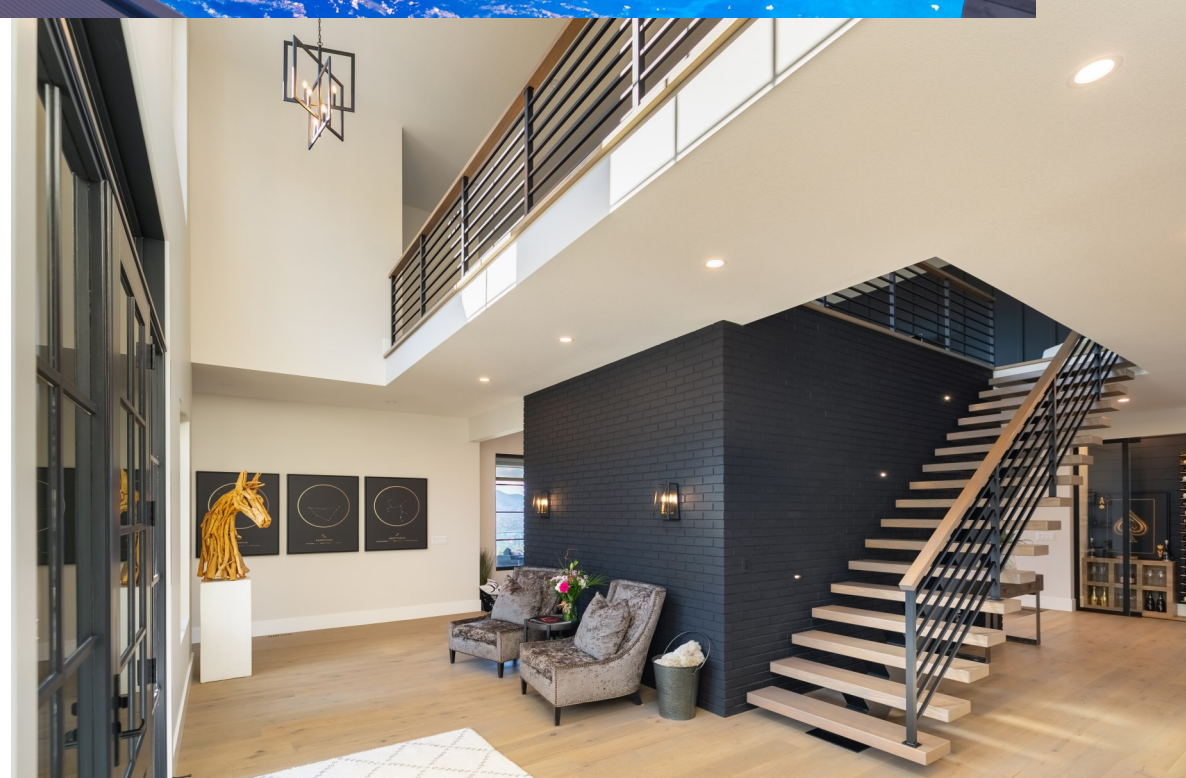


The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



# Incredible living space

First impressions do not disappoint.



# Incomparable Location



- Salt water pool
- 100+ Landscape lighting
- Hot tub with 4 season cover
- Firepit area to enjoy the views
- Professional zero scape landscaping
- Irrigated
- Rock bubbler
- Built in BBQ outdoor kitchen with granite counter tops
- Quiet street of luxury homes
- Surrounded by walking trails and only a short distance to amenities
- Storage shed
- Small boat / trailer parking





# Outdoor Space



Ideal for conversation, the dining and living room flow to the kitchen





# Kitchen Features

- Completely custom, chef inspired kitchen
- Sub Zero Wolf appliances
- Beautifully crafted cabinetry
- Spaciously designed prep kitchen with access to the BBQ area
- Stunning lake and city views
- Flows seamlessly to multiple outdoor areas for entertaining
- Oversized island with seating



# Upper Level



Perfectly positioned family room with a well appointed wet bar with stunning views of the lake





# Brilliantly Designed Main Floor Plan



Office space



Fitness room with lake views

Perfect for a family, the upper level holds three bedrooms with stunning ensuite bathrooms plus a generous sized laundry room





# Tailored To Perfection

The impressive primary bedroom provides an exclusive haven to relax



# Spa Inspired Ensuite

Stunning ensuite with double vanities, rain shower and lavish free standing soaker tub.

