

FOR MORE INFORMATION CALL 250.862.7675 info@stonesisters.com stonesisters.com

#### **Year Built:** 2012

4630 square feet

**Taxes :** \$7,934.61 for 2021

#### MAIN LEVEL

Kitchen	17'4 x 17'0
Pantry	7'7 x 7'3
Living Room	17'10 x 19'6
Dining Room	12'0 x 12'0
Foyer	13'6 x 9'0
Mudroom	10'0 x 5'2
Half Bathroom	
Laundry	7'2 x 6'4
Den /Office	9'2 x 12'5
Full Bathroom	
Primary Bedroom	20'2 x 14'6

#### 5 Bedrooms 5 Bathrooms

**Parking:** Double oversized garage plus a 3 car tandem + driveway Lot Size: 0.23 Acres

Ensuite Bathroom		
Bedroom	12'11 x 14'8	
LOWER LEVEL		
Rec Room	26'2 x 18'7	
Media Room	23'6 x 12'8	
Wet Bar	17'2 x 12'11	
Bedroom	12'8 x 11'10	
Full Bathroom		
Bedroom	16'5 x 13'11	
Bedroom	13'8 x 11'7	
Ensuite Bathroor	m	







1314 Pinot Noir Drive

# Incredible living space

First impressions do not disappoint.

Exquisite natural light encompasses the entire residence with brilliant detail and stunning views.





# Incomparable Location & Privacy

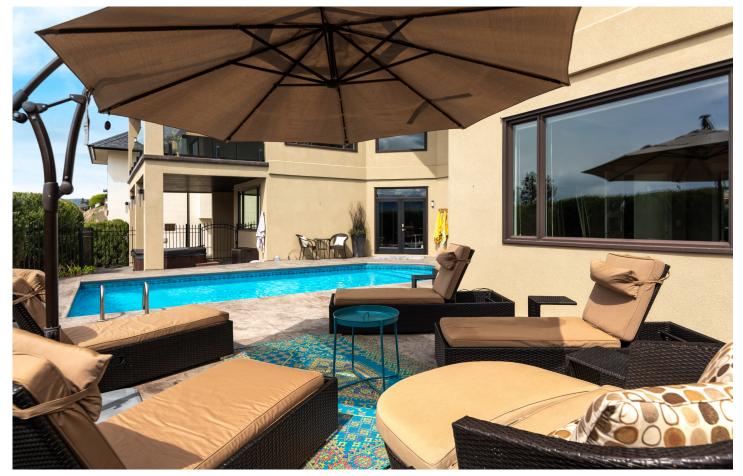


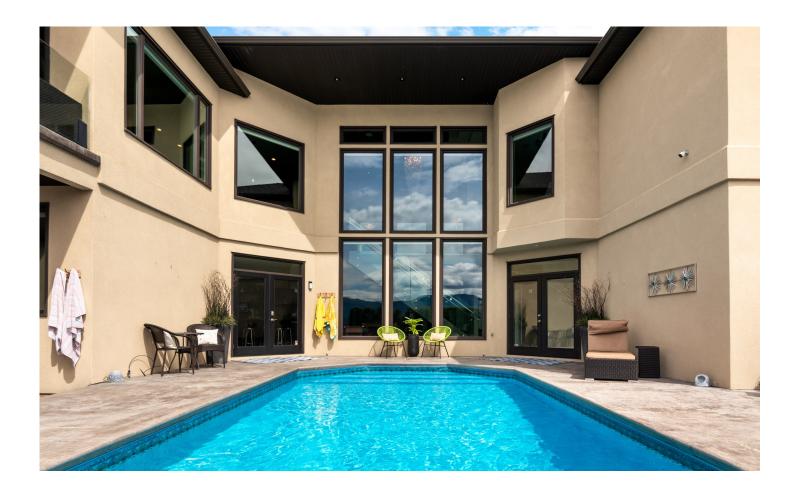
- Fully fenced with costly landscaping ٠
- Large pool
- Stamped concrete with multiple areas .230 acre lot with minimal grading ٠ required allowing 95% of the property to enjoy to be utilized
- Private outdoor space with mature ٠ greenery
- Quiet no-thru road ٠
- Located on a laneway of luxury homes



- Low maintenance outdoor space ٠
- Hot tub •
- Sought-after neighbourhood with ٠ prized schools and award-winning wineries

# Incredible Outdoor Space









### The interior is modern yet timeless bottom with unique, custom hardware and lighting

# Kitchen Features

- Completely custom, chef inspired kitchen
- High-end appliances
- Timeless expresso cabinetry
- Luxe butlers pantry
- An expansive open concept layout with a generous sized island
- Perfectly positioned to enjoy the lake view



## Lower Level



Made for entertaining, the lower level offers fantastic living and recreation options with a media room and wet bar which all lead to the outdoor oasis.



# Sought-After Floorplan



Primary Floor Den/Office



Primary Floor Second Bedroom

# Careful contemplation, planning and luxury construction is apparent throughout this residence











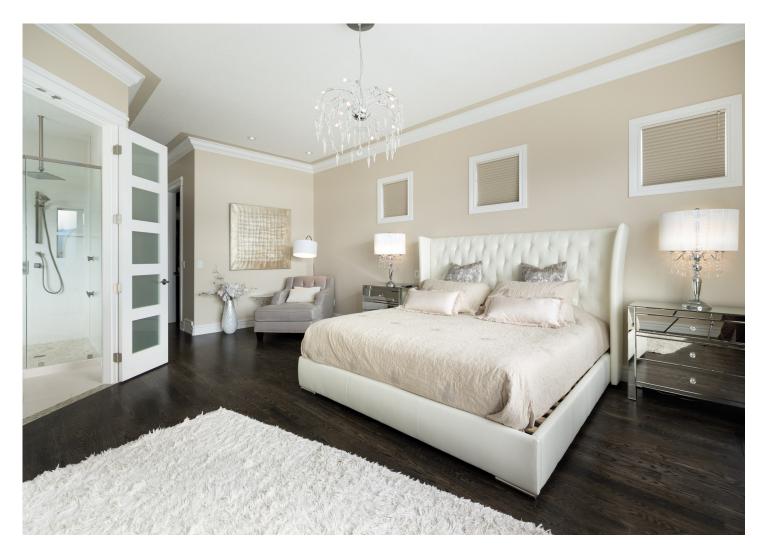


## In-floor heating throughout the home



# Tailored To Perfection

The impressive primary bedroom provides an exclusive haven to relax













## Stunning ensuite with double vanities, a lake view soaker tub and a walk-in shower