



Year Built: 2005

Substantially renovated: 2023

4,753 square feet

Taxes : \$10,227.68

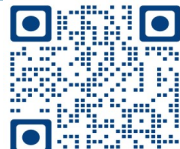
5 Bedrooms 5 Bathrooms + Caretaker Suite

Parking: Four bay garage

RV + Boat Parking

Lot Size: 0.58 acre

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605 Almandine Court



Property Features

- **Ideal Location:** Perfectly situated amidst natural beauty with breathtaking Okanagan views offering both privacy and proximity to shopping, wineries and hiking trails.
- **Gourmet Chef's Kitchen:** Featuring an oversized island topped with a solid quartz slab and a circular prep sink. Professional series Thermador appliance package including beverage fridge/freezer, 5 burner gas cooktop, double wall ovens and a warming drawer.
- **Tranquil Primary Bedroom:** Featuring a luxurious ensuite with a lakeview soaker tub and access to the patio. The walk-in closet conveniently connects to the laundry room.
- **Additional Main Floor Features:** A generous home office adjacent to the great room complete with built in bookshelves and desk. There is a second office or guest room (includes a wall bed), a 3-piece bath and a sizeable mudroom off the garage. Plus an oversized laundry room with a laundry sink and an abundance of storage.
- **Lower Level:** Features two large bedrooms both with ensuite bathrooms, a welcoming family room with gas fireplace and doors to the lower patio plus a fitness room with infrared sauna, bar area with Sub Zero beverage fridge. There is a wine room and ample storage in the mechanical room as well.
- **Exquisite Outdoor Living Space:** Featuring an immense terrace (partially covered) for outdoor dining and entertaining, a plunge pool and incredible privacy. Behind the garage you will find storage cabinets for gardening and pool equipment.
- **Car and Boat Enthusiast:** Equipped with two double garages featuring epoxy flooring and custom Baldhead steel cabinets. Can accommodate a large boat and three cars. There is an adjoining recreational space with 220 V power - great for a game of ping pong, storage for pool towels and storage. High ceilings in the second garage provide room for a car lift.
- **Income Potential:** Above the garage, a furnished nanny or caretaker suite is available, which could be leased to meet speculation tax rules.
- **Energy Efficiency:** Benefits from a geothermal system for significant energy savings

