



#25-17610 RAWSTHORNE ROAD

Welcome to Kal-Pine Estates, an energetic 55+ community. This stunning 1495 sq ft 2 bed 2 bath home in Lake Country has amazing views of Kalmalka Lake. This modular, fully custom home was built in 2015 with vinyl floors, stainless appliances throughout, central humidifier, A/C, hot water on demand, and an Energuide rating of 95.0. There is a full sized garage, additional parking, RV parking available, a well landscaped and maintenance-free lot with plenty of room for activities

MLS® 10189498



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HOME INFORMATION

Year Built 2015
Taxes (2019) \$1,498

Finished Floor Area 1,495 sq.ft

ROOM MEASUREMENTS

4-pce Bath	L1	8'1X4'11
4-pce Ensuite	L1	6'11X9'4
Dining	L1	11'7X9'11
Kitchen	L1	11'7X13'10
Laundry	L1	7'11X9'8
Living	L1	12'9X21'11
Master Bedroom	L1	11'9X12'6
Office	L1	11'9X9'9
Studio	L1	8'8X9'11
Workshop	L1	12'11X9'11
Garage	L1	22'X15'

Passed inspection as an Energy Efficient

Home: Energuide rating 95.0

An Aprilaire Humidifier is attached to the furnace and a whisper quiet fan runs continuously in the bathroom. There is never any condensation in the house. A NAVIEN NPE Condensing Water Heater aka a tankless demand hot water heater. Central Air Conditioner.

Hydro and Fortis Gas are on a monthly budget and are currently \$47.00 and \$70.00 respectively.

INDOORS

Vinyl plank flooring throughout the whole house

A tubular skylight in the kitchen

Crawl space is concrete and expands to a height of approximately 4½ ft or slightly more at the master suite

Master Suite: bedroom has a Bay Window with window seat (and spectacular views), a walk through closet, bathroom has double sinks, toilet and a walk in shower





Main bath is 4 piece - bath/shower combo, toilet and sink

Appliances are all Whirlpool in Stainless Steel, full size washer and dryer; fridge is french door with plumbed water and bottom drawer freezer; gas stove, microwave, and dishwasher

All kitchen and bathroom counter tops are Corian Solid Surface

Blinds are 2"



OUTDOORS

There is a 50' x 10' deck with composite flooring (no painting or stain required, colour fast and no rotting) and steps at either end

The house roof extends out to cover the deck and there are two outdoor ceiling fans

There is a gas hookup for an outdoor BBQ



Fully landscaped yard consists of: South access to rear, an archway with planters leads you to a rubber pathway with gravel surround. North access to rear is fully paved with gravel surround and a small deck that leads you back into the house

The flower boxes, planters, garden and bushes at rear all have an automatic watering system and are on timers

GARAGE

Size is 22'10" x 15'3" all newly tiled with Swisstrax flooring and has drainage.

Mezzanine storage is 15' x 4'. Fully shelved

Studio is 9'2" x 10'8" with 9' ceiling. Sheet laminate flooring, electric heat, and 9' ceiling. Sheet laminate flooring covers a fully insulated and strapped sub floor. Electric heat

The house has stunning views of Kalamalka Lake





Measurements are approx. Please verify if important E. & O. E. The information contained herein is assumed correct but is not guaranteed by the listing agent and should be verified. RE/MAX Kelowna - an independent member broker.



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