

STUNNING SHUSWAP LAKE WATERFRONT ESTATE

Offered for the first time, this exceptional year-round waterfront estate is one of Shuswap Lake's most remarkable properties. Ideally located in the heart of Sorrento, within walking distance to local amenities, this private, gated retreat combines timeless craftsmanship, luxurious finishes, and breathtaking natural beauty.

Professionally designed and built for the original owners, the home has been meticulously maintained and presents in as-new condition. Set on an exquisitely landscaped property affectionately known as the "Shuswap Botanical Gardens," the grounds feature lush lawns, mature gardens, an enchanting lakeside gazebo, and an impressive 133 feet of prime lake frontage on a spectacular point, with an additional 50 feet extending west to capture unforgettable sunsets.



Spanning over 3,500 square feet across three levels, the residence offers four spacious ensuite bedrooms, five bathrooms, and expansive living spaces designed to embrace the stunning surroundings. Soaring 20-foot ceilings and floor-to-ceiling windows in the great room frame 180-degree panoramic views of Shuswap Lake while providing exceptional privacy.

The grand great room is anchored by a striking two-way wood-burning fireplace with full height cultured stone, separating the living and dining

areas. Hand scraped hickory hardwood flooring, custom lighting, and two sets of French doors (6 pairs of french doors in total) leading to the 10 foot wraparound covered deck with frameless glass railings create an inviting atmosphere for both everyday living and entertaining. The main deck includes rolling sunshade blinds that assist in keeping things cool and both the deck and patio have natural gas outlets for BBQ & patio heaters.



The open concept kitchen is a chef's dream, featuring granite countertops, custom alder cabinetry, a full-width breakfast bar, chef's desk, new stainless steel refrigerator, double wall ovens, double dishwashers, a six-burner gas cooktop, wine fridge, dual black stone sinks, custom tile backsplash, and designer lighting. A spacious butler's pantry with a second refrigerator connects to the laundry room and powder room off the kitchen.

Occupying the entire upper level, the primary suite is a luxurious private retreat. A cozy gas fireplace and sitting area overlook the lake, while the elegant country French-inspired ensuite offers a custom tiled glass shower, elevated soaker tub with lake views, double-footed vanity, and there is a generous walk-in closet with custom built-ins.

The home offers multiple gathering spaces, including a main-floor media room that could easily serve as a fifth bedroom. A built-in sound system extends throughout the home and into the outdoors and lakeside gazebo, creating a seamless indoor-outdoor serenity experience.

Three additional guest suites each feature their own ensuite, including one on the main floor and two on the walkout lower level. Designed with entertaining in mind, the lower level includes a spacious family room centered around a two-sided gas fireplace clad with cultured stone, a fully equipped wet bar with cabinetry, sink, microwave, refrigerator, and a third dishwasher. A second laundry area also provides flexibility for extended family, guests, or potential bed-and-breakfast use. French doors open directly to the covered lakeside patio featuring a premium Arctic Spa saltwater hot tub.

Additional features include an oversized double attached garage with built-in shelving, ample guest parking behind the automatic gated entrance, security system with cameras, keyless entry, natural gas forced-air heating, heat pump w/air conditioning with remote thermostat access, underground power, municipal water with reverse osmosis filtering systems, and an updated septic system. Two garden sheds, one with room for a shop.

The professionally designed English style courtyard welcomes you with stone pathways, raised stone planters, sitting areas, and a greenhouse. The meticulously planned gardens extend to the waterfront and feature raised planting beds designed for low maintenance care with an automated low volume irrigation system serving both gardens and planters.

The private waterfront offers a beautiful sandy beach, two mooring buoys, and a foreshore licensed dock, providing the ideal setting to enjoy

everything Shuswap Lake has to offer. A fully fenced rear yard includes fruit trees and ample space for RV or trailer parking, while mature cedar hedging and established landscaping ensure outstanding privacy throughout the property.

This is a truly rare opportunity to own one of Shuswap Lake's premier waterfront estates, where exceptional quality, unparalleled privacy, and an extraordinary lakeside lifestyle come together in one unforgettable property.

Please review the virtual tour, floor plans, and the owners' personal feature summary. Sellers request qualified, pre-screened showings by appointment.

