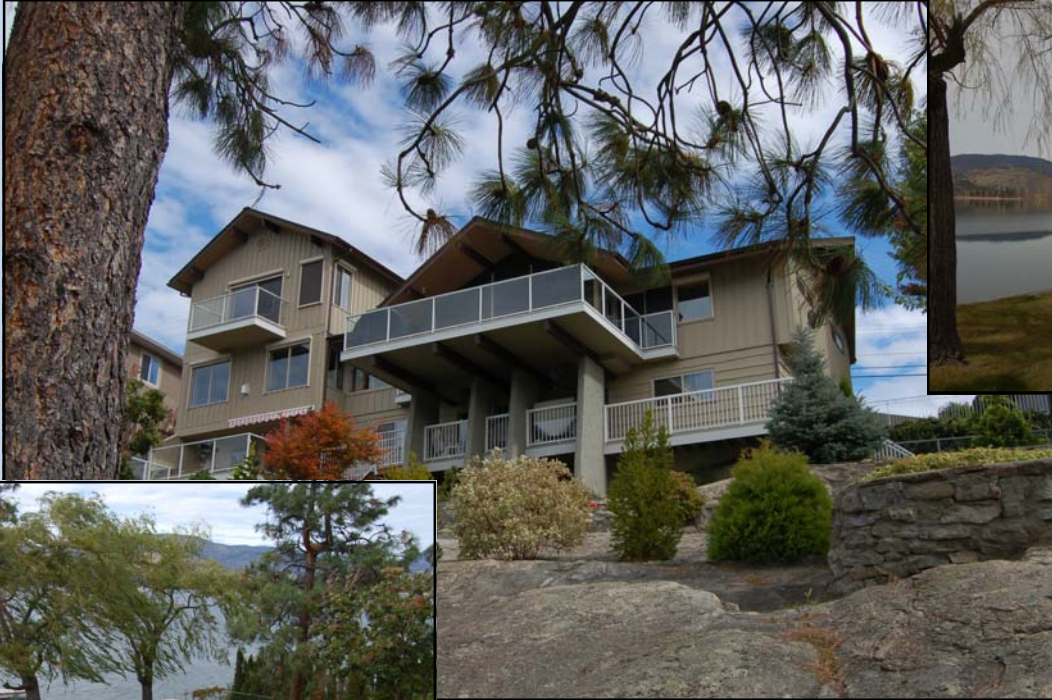


# Skaha Lakefront

\$1,389,000 CDN



4021 Lakeside Road | Penticton | BC |

Outstanding Skaha Lakeside Home Set on a Private Park-Like 0.40 acre With 100 Feet of Pristine Waterfront.

- 5 Bedrooms
- 6 Bathrooms
- 4,642 sq ft Finished
- Double Car Garage
- 100 Feet of Lakefront
- Bed & Breakfast Potential
- Quality Throughout
- MLS 136028



Proudly Marketed by:  
Allan Swartz & Paul Basso

**Coldwell Banker Okanagan Realty**

[WWW.SELLSPENTICTON.COM](http://WWW.SELLSPENTICTON.COM)



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The above information is from sources deemed reliable but it should not be relied upon without independent verification

4021 Lakeside Road



Formal living room with vaulted ceiling and a massive stone fireplace.



Family style light oak kitchen with extra counter and cupboard space.



Dining area with sliders onto sundeck leads off...



..... to a central family room with a wall of glass and a warm gas fireplace.



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[WWW.PENTICTON.WS](http://WWW.PENTICTON.WS)

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## 4021 Lakeside Road



Two Master Bedrooms.....

Upstairs features a master suite retreat with luxurious Brazilian cherry wood floors....

.....5 piece ensuite, walk-in closet and sliders onto a private balcony.



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[WWW.SOLDONPENTICTON.COM](http://WWW.SOLDONPENTICTON.COM)

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## 4021 Lakeside Road



Daylight lower level offers a full 2 bedroom guest suite complete with oak kitchen...

Spacious family room with gas fireplace...



Sliders onto a full length covered deck...

Other side offers versatile studio with a kitchenette and sliders onto a sundeck complete with hot tub...



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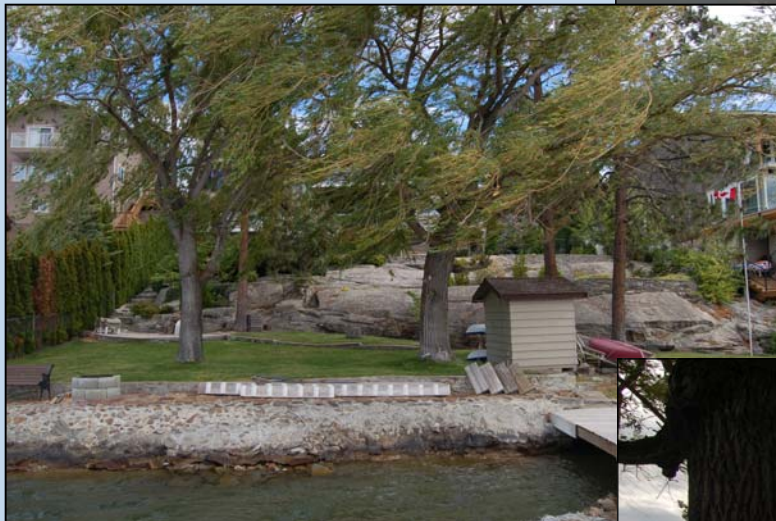
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4021 Lakeside Road



All of this and much more...

With panoramic views...



Cool lake breezes...

It's a lifestyle to be envied!



**Coldwell Banker Okanagan Realty**

[WWW.TEAMPENTICTON.CA](http://WWW.TEAMPENTICTON.CA)

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## 4021 Lakeside Road

Lot size: 0.40 acre; 100' lakefront  
Taxes: \$9,091.21 (2011)  
Zoning: R1  
Construction: Frame  
Fireplace(s): 3 - N/Gas  
Finished Area: 4,642 sq. ft.  
Below Main: 1,891 sq. ft.

Age: Built in 1969  
Water: City  
Sewer: City  
Exterior: Wood Siding  
Roof: Asphalt Shingle  
Main Floor: 2,118 sq. ft.  
Above Main: 630 sq. ft.

### Main/Above Living Area:

Living Room: 18' x 17'  
Kitchen: 17' x 12'  
Dining Room: 13' x 13'  
Family Room: 20' x 20'

Master Bedroom: 15' x 13'6" (main level)  
Master Bedroom: 19' x 20' (above level)  
Bedroom: 11' x 8'  
Utility Room: 16' x 6'

### Below Main Area:

Kitchen: 13'6" x 11'  
Rec Room: 22' x 13'6"  
Bedroom: 14' x 12' w/ensuite)  
Bedroom: 13' x 11'

Studio: 16' x 16'  
Kitchenette: 9' x 5'6"



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# 4021 Lakeside Road

## Features at a Glance

- ✘ 5 bedrooms, 6 bathrooms includes 2 master bedrooms, 3 full ensuite bathrooms
- ✘ 4,642 square feet finished

### **Updated Original Home (1969)**

- ✘ Ceramic tile foyer with vaulted ceiling
- ✘ Formal living room with vaulted ceiling, massive stone fireplace with gas insert, wall of windows
- ✘ Open layout light oak kitchen with computer/phone centre, heated tile floors
- ✘ Ceramic tile dining room with sliders onto large covered sundeck
- ✘ Main floor laundry/utility room off garage with workshop
- ✘ Daylight basement with fully finished 2 bedroom guest quarters; includes oak kitchen, separate laundry, inviting recreation room with gas fireplace and sliders onto a full length covered sundeck. Extra storage room
- ✘ Big exterior crawl space storage

### **3 Level Addition (2009)**

- ✘ Spacious main level family room, warm gas fireplace, wall of windows. Adjoining 4 pc bathroom, Brazilian hardwood floor
- ✘ Upstairs master suite, Brazilian Cherry wood flooring, luxurious 5 pc ensuite, heated tile floors, large walk-in closet, sliders onto a private balcony
- ✘ Versatile lower level studio with attached kitchenette, sliders onto sundeck complete with hot tub

### **Mechanical**

- ✘ Central vacuum System
- ✘ 2 heat pumps (1999/2009)
- ✘ 2 high efficiency furnaces (2009)
- ✘ Upgraded hotwater tank (2008)
- ✘ Rinnai Tankless water heater (2009)
- ✘ New 150 amp electrical panel
- ✘ Security system

### **Exterior**

- ✘ Lot size: 100' x 181' (irregular)
- ✘ Underground irrigation
- ✘ Extra paved parking
- ✘ Double attached garage with auto opener
- ✘ New roof (2004 and 2009)
- ✘ 2 storage sheds
- ✘ Wharf
- ✘ Exposed natural rock and extensive cut-stone walls
- ✘ Towering pines



4021 Lakeside Road



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