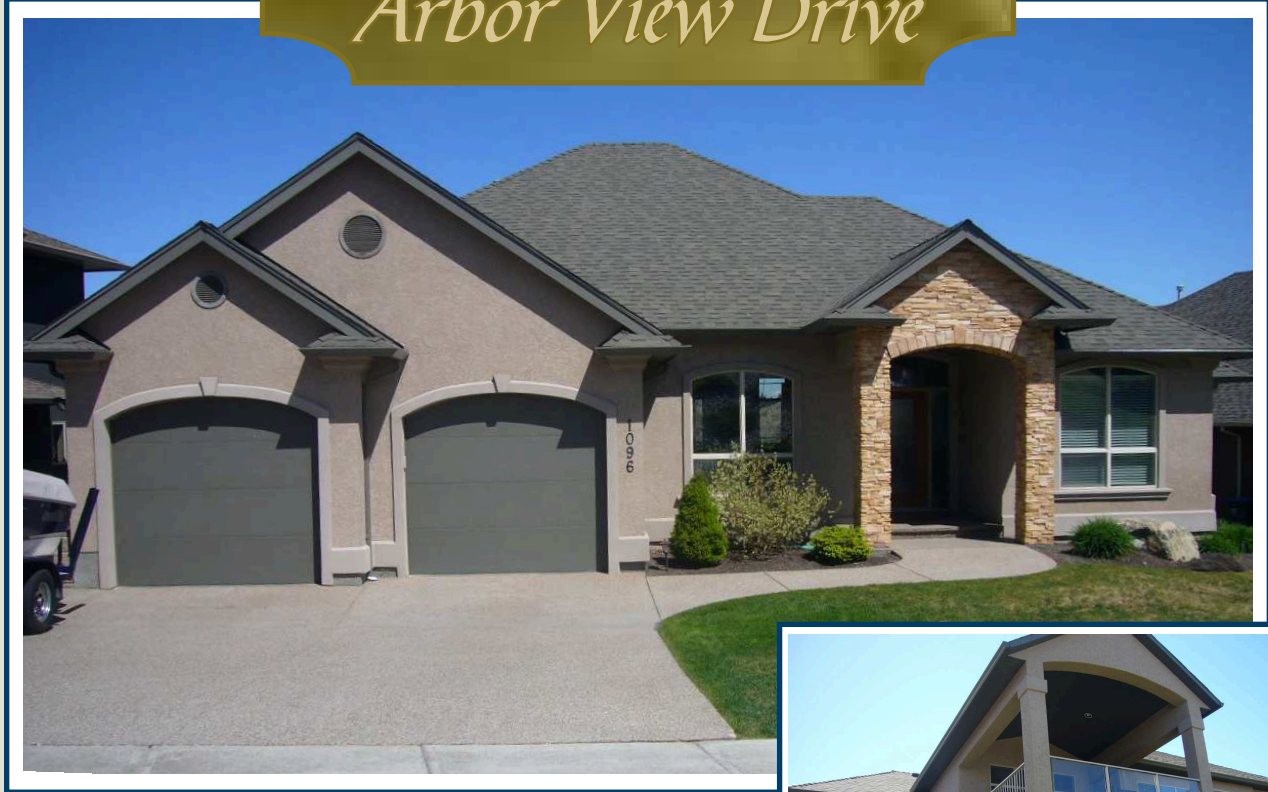


1096 Arbor View Drive



PROPERTY STATISTICS

Price: \$699,000
Living Area: 3500 sq. ft.
Year Built: 2005
Taxes: \$4043 (gross 2010)
Parking: Attached Double Car Garage
Bathrooms: Three Full Bathrooms
Roof: Asphalt/Fiberglass Shingle
Heat/Cool: Forced Air Natural Gas, Central AC
Lot Size: 90' x 111' (irregular) 0.18 acre

Additional Features

- ◆ Two Natural Gas Fireplaces
- ◆ Built-in Vacuum System
- ◆ Underground Irrigation System
- ◆ Covered Sundeck and Patio
- ◆ Natural Gas Kitchen Stove
- ◆ Ten foot ceilings through Main Living
- ◆ Granite Kitchen Counter Tops
- ◆ RV Parking
- ◆ Hot Tub
- ◆ Wet Bar

ROOM MEASUREMENTS

Main Level

Great Room: 22.6' x 11.5'
Dining Room: 14' x 10.6'
Kitchen: 12' x 11'
Nook: 11' x 9'
Master Bedroom: 13.8' x 13'
Ensuite Bathroom: 11' x 9'
Second Bedroom: 11.8' x 10'
Third Bedroom: 10.6' x 10.4'
Laundry Room: 7' x 6'

Lower Level

Games Room: 23' x 16'
Family Room: 16.5' x 14'
Media Room: 17' x 13'
Fourth Bedroom: 13.8' x 12'
Fifth Bedroom: 11' x 10.9'
Den/Storage: 9.5' x 9.5'



This distinctively appointed 5 bedroom, 3 bathroom open plan walk out rancher has it all!!

Upon entering, this home exudes a warm and welcome feeling of quality and spaciousness. Features include an entertainment sized dining room with impressive decorative columns, rich Brazilian hardwood floors, well equipped granite kitchen with gas range. High ceilings compliment the great room design which also extends to the generous sized covered sundeck. Pamper yourself in the private, spa-like 5 piece master en-suite complete with soaker tub and roomy shower. The fully developed lower level boasts a games room, media room and family room with wet bar.

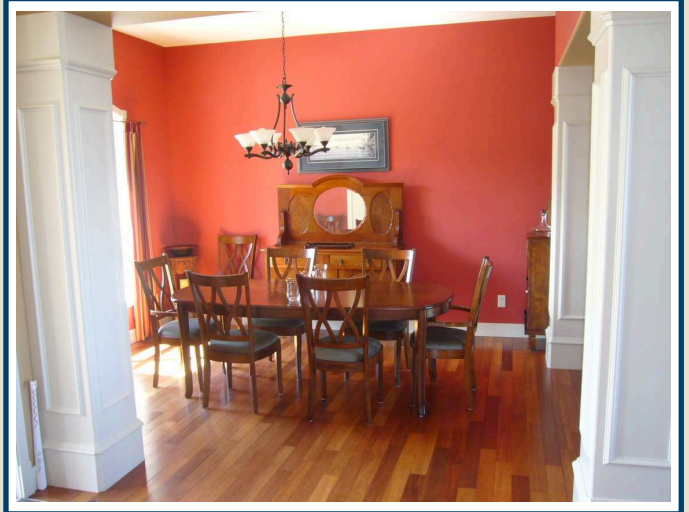
To complete the picture...soak in the hot-tub outside...while enjoying the beautiful city and lake views!



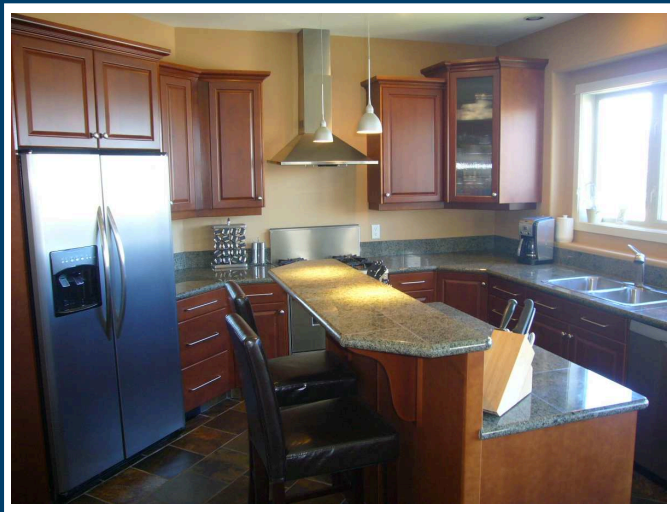
Marketed by: Lindsay McDonald 250 862-1369



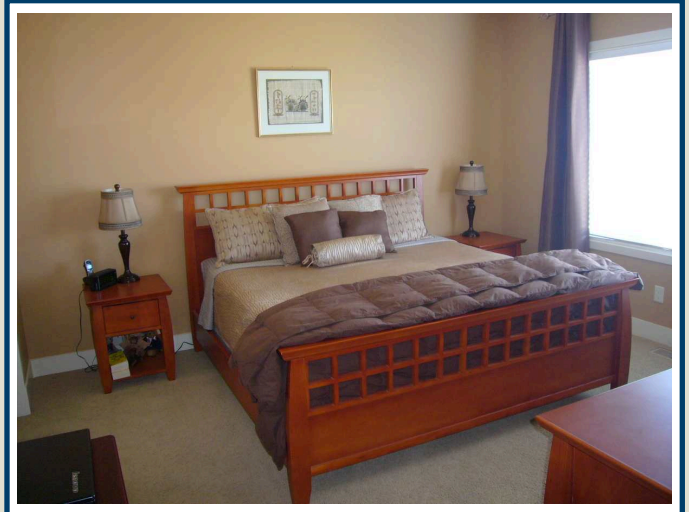
Impressive Great Room featuring high ceilings, cozy gas fireplace and beautiful hardwood Floors.



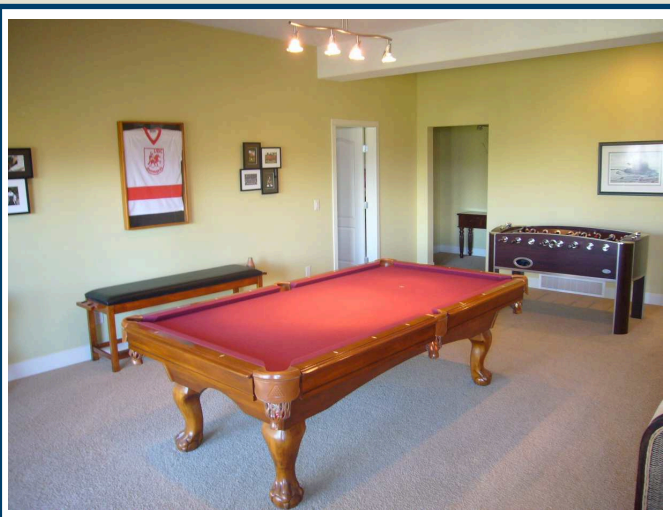
Spacious and Gracious Dining Room- the perfect place to host family and friends!!



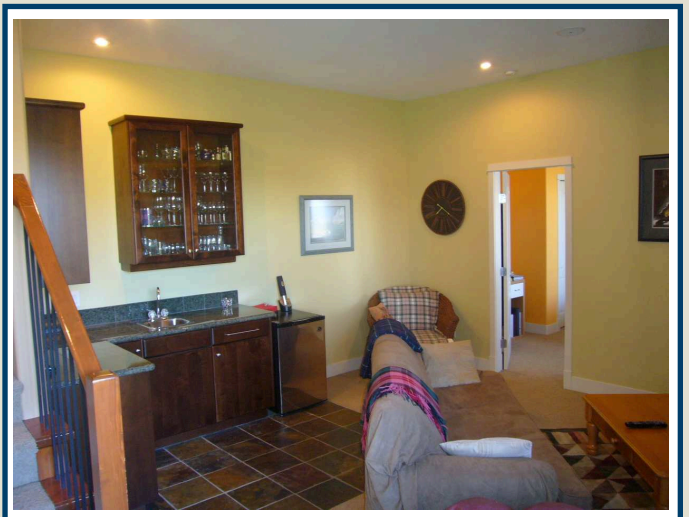
Bright efficiently arranged kitchen features granite centre island, natural gas range and slate tile floors.



Slip away to this serene retreat at days end and enjoy the city and lake views.



Let the games begin.... in this huge games room!!



Family Room complete with gas fireplace and fully equipped wet bar.