

1450 CAPILANO PLACE

You will never want to leave home

THE DETAILS

- Stunning views throughout
- Vaulted ceilings in living room
- Ideal for entertaining year-round
- Quality builder (Hodder Construction)
- Spacious kitchen with high-end appliances, including Sub-Zero fridge, Jenn-Aire gas cooktop, built-in oven and microwave, Miele dishwasher, garburator, and boiling water tap on demand
- Modern Valor Gas Fireplace (battery powered)
- Laundry room complete with Miele washer/dryer, sink & plenty of closets and built-in storage
- Radiant heated floors throughout kitchen, 3 bathrooms + guest house
- Master bedroom with walk-in closet, private patio & spa-like bathroom including glassed in shower and jacuzzi tub overlooking mountain, valley & river views
- Executive office on main floor with high-mount TV/cable & overlooking the view
- Monitored security system surrounding property
- High-end custom cabinetry throughout
- Spacious finished basement with 9' ceilings, custom built-in wet bar with Jenn-Aire beverage center, two bedrooms, 1.5 baths, vast storage areas & endless possibilities
- Beautifully landscaped low-maintenance yard with mature trees, custom-built garden boxes, extensive irrigation systems
- Extensive stamped concrete back patio provide for low-maintenance outdoor living
- Full-service RV parking with 30 amp service, water & sewer
- 3 outdoor natural gas connections for BBQs or firepits
- Retractable awning with wind-sensor
- Built-in sound system throughout house and outdoor patio with wall controls connected to SONOS system
- Built-in vacuum system with convenient 'sweep down' from kitchen
- Recirculating clean-air system through main house
- Dimmer switches & LED bulb throughout
- High efficiency gas furnace & electric heat pump for heating & cooling controlled by NEST



BRENDAN SHAW & TERRY LYNDS PERSONAL REAL ESTATE CORPORATION

B: 250-319-4737 | T: 250-682-5986

BRENDAN@BSRE.CA | TERRYLYNDSREALESTATE@GMAIL.COM

109 VICTORIA ST, KAMLOOPS, BC V2C 1Z4

BSRE

BRENDAN SHAW
REAL ESTATE

1450 CAPILANO PLACE

You will never want to leave home

THE EXTRAS

Upper 3-car garage

- Pre-plumbed for sink or dog wash area
- Connected to French drain system with oil/water separator

Lower 3-car garage / multi-purpose room

- Built-in custom cabinetry, surround sound & projector system
- Glass garage door looks over infinity pool
- Sun shade on remote control automatically retracts when detecting high winds
- Ample storage & workshop space
- French drain system with oil/water separator for serious mechanics

Pool house

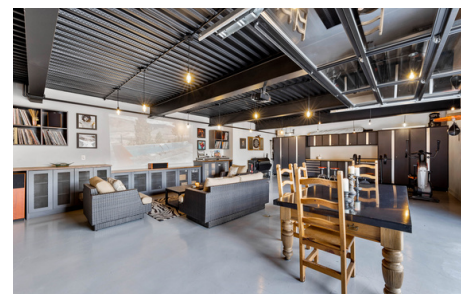
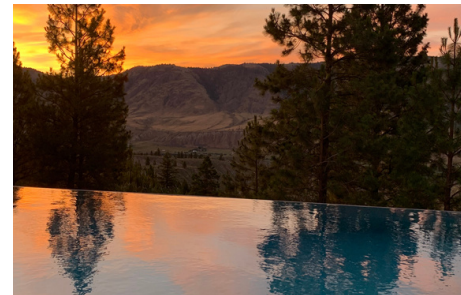
- Provides great revenue potential or flexibility
- Full kitchen, living area, bathroom & laundry on main floor with gas fireplace
- Patio out to infinity wall with natural gas connections for BBQ & fireplace
- Radiant heated floors through main floor & attached garage (potential to convert to master bedroom with French doors)

Pool

- 40' x 15' saltwater infinity pool, with a salt cell that auto adjusts chlorine level
- Infinity Edge pool run from 2nd pool pump
- Control flow speed from 800rpm to 3250rpm
- Auto fill pool water level
- 3 pool lights on controller and remote - adjust colors & brightness
- Passcode controlled Auto pool cover retracts below wood platform
- Separate Winter pool cover for safety
- Outdoor heated shower

Other

- Excellent potential for solar power (assessment conducted in 2021)
- Access to schools, activities & amenities
- Walking distance to Juniper Ridge Elementary School
- On the bus route for the newly renovated Valleyview Secondary School
- Backing onto parkland, with beautiful hiking trails just steps away



BRENDAN SHAW & TERRY LYNDS PERSONAL REAL ESTATE CORPORATION

B: 250-319-4737 | T: 250-682-5986

BRENDAN@BSRE.CA | TERRYLYNDSREALESTATE@GMAIL.COM

109 VICTORIA ST, KAMLOOPS, BC V2C 1Z4

BSRE

BRENDAN SHAW
REAL ESTATE