

homes

On a 14-acre parcel of land sits a stately home with soaring ceilings, classical design and plenty of space to play, both indoors and out

HOME OF THE WEEK



The living is grand in this Georgian plantation-style home in Kelowna, B.C., complete with a sizable wine cellar.

ALL IN THE VIEW

3480 Water Rd.
(Kelowna)
Asking price:
\$6.5-million
Taxes: \$11,830
(2007)

BY CONNIE ADAIR

The look and feel of this Georgian plantation-style home is timeless, created with the finest materials in a grand style, yet with rooms that feel warm and livable, its owner says. "The traditional style won't become dated."

The five-bedroom, five-bathroom home in Gallagher's Canyon features an extensive use of plaster mouldings, Schonbeck crystal chandeliers, and high ceilings throughout. In the living and dining room, ceilings are 23 feet.

Built in 1996, the home has a den finished in Honduran mahogany. The den includes a recreation area, complete with a pool table and bar. The traditional English-style kitchen also has detailed wood cabinetry.

Of particular interest is the wine cellar, the owner says. "We tried to incorporate traditional Old World wine cellaring techniques. Not only does the cellar have a barrel-style wood ceiling and traditional heavy hinged wood door, but we also used Old World techniques to create a room with stable temperatures and humidity conducive to the storing of wine."

The floor of the cellar is earthen, covered with clean gravel and finished with Roman stones. "This helps create a stable level of humidity in the cellar," the owner says. "In addition, there is an underground culvert about eight feet underground extending from the wine cellar to the end of the home. This allows the exchange of air and humidity at a stable temperature throughout the year. The bonus is that the room not only has excellent wine cellaring characteristics but also has an amazing ambience that invites you in."

The multi-level terrace and yard are ideal for those who want to entertain, either in a grand or casual manner, indoors or out. The expansive yard and landscaping complement the grandeur of the house, which offers more than 10,000 sq. ft.



of living space.

The 14-acre parcel with lake, mountain and country vistas, is typical of vineyard and orchard acreages found in the neighbourhood. "The property has been in our family for 75 years and was chosen from among several others for its views and privacy," the owner says.

The acreage is suitable for an estate winery, vineyard or possibly for someone who wants an equestrian property. Features include an in-ground pool, fruit trees and professional landscaping.

Baby Boomers who want to retire in Canada and are looking at Kelowna for a true four-seasons playground will also enjoy country living within 10 minutes of the amenities of downtown. This property is within five minutes of Gallagher's Canyon Golf Course and Harvest Golf Course, among the best golf courses in Okanagan Valley, the homeowner says.

It's a five-minute drive to downtown Kelowna, says listing agent Christa Frosch of Sotheby's International Realty Canada.

National Post

SOLD

THE KINGSWAY

122 Strath Ave.
(The Kingsway and Dundas Street)
Asking price: \$829,000
Sold for: \$800,000
Sold for: \$318,000 (1995)
Taxes: \$5,468 (2008)
Bedrooms: 3+1
Bathrooms: 2
Time on the market: 29 days

ON PRIME KINGSWAY STREET

Two blocks from Lambton Kingsway School and a park, this well-maintained home is on a prime Kingsway street, says listing agent Leslie Battle.

The three-bedroom, two-bathroom home is on a landscaped 44x89-foot lot with an attached garage and a private driveway.

The formal living room has a fireplace, the dining room has a



walkout to a deck and eat-in kitchen has been updated.

Other highlights include his and hers closets in the master bedroom, a renovated recreation room and a fourth bedroom on the lower level. Listing Broker: Royal LePage Real Estate Services (Leslie Battle and Joseph Battle)

THORNHILL WOODS

11 Vivaldi Dr.
(Bathurst Street and Highway 7)
Asking price: \$579,800
Sold for: \$565,000
Sold for: \$430,000 (2005)
Sold for: \$358,673 (2003)
Taxes: \$4,680 (2008)
Bedrooms: 4+1
Bathrooms: 4
Time on the market: three days

POOL-SIZE LOT

This detached home is on a private fenced pool-size lot, says listing agent Shirley Baum.

The four-bedroom, four-bathroom home offers nine-foot ceilings, an open-concept living/dining room, and a main-floor family room. The second-floor has four bedrooms, including a master suite with a double-door entry. The four-piece



ensuite bathroom has a shower stall and a corner tub.

A nanny's suite with a bedroom and a four-piece bathroom is on the lower level.

The 31x111-ft. pie-shape lot widens to 63 ft. at the back of the property. Listing Broker: Re/Max Hallmark Realty (Shirley Baum and Louis Baum)

ETOBICOKE

25 Grovetree Rd.
(Islington Avenue and Albion Road)
Asking price: \$499,900
Sold for: \$450,000
Sold for: \$400,000 (1992)
Taxes: \$3,350 (2008)
Bedrooms: 3
Bathrooms: 3
Time on the market: 77 days

ENTERTAINER'S FLOOR PLAN

With more than 2,600 square feet of living space and an entertainer's floor plan, this raised bungalow is deceptive from the outside, says listing agent Joanne Gludish.

The three-bedroom, three-bathroom home has a skylight in the foyer, a gas fireplace in the sunken living room and a vaulted ceiling in the dining room.

A walkout to the yard and a balcony are features of the living and dining room, respectively.



A vaulted ceiling, a walk-in closet and a three-piece ensuite bathroom are features of the master bedroom.

Other highlights include a recreation room, a family room, a gas fireplace and a separate laundry room on the lower level.

The 73x155-ft. lot has a private double driveway, a patio with extensive landscaping and a built-in two-car garage. Listing Broker: Royal LePage Real Estate Services (Joanne Gludish)

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