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**Coldwell Banker Horizon Realty**  
**E-5878 Beach Ave**  
**Peachland, BC**  
**V0H1X7**

**6196 Seymoure Avenue, Sunrise Estates, Peachland, BC, V0H 1X4, Canada**

**MLS®# 10228880**



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|------------------------|-----------------------------------|
| <b>Property Value</b>  | \$1,275,000                       |
| <b>Type</b>            | House                             |
| <b>Style</b>           | Rancher style<br>walkout basement |
| <b>Basement</b>        | Full (Finished)                   |
| <b>Parking</b>         | Garage: Double,<br>Attached       |
| <b>Year Built</b>      | 2016                              |
| <b>Taxes</b>           | 4,970.66 (2020)                   |
| <b>Living Area</b>     | 3,072 sq.ft.                      |
| <b>Lot Frontage</b>    | 59 ft                             |
| <b>Lot Depth</b>       | 190 ft                            |
| <b>Lot Size Area</b>   | 0.26 acres                        |
| <b>Bedrooms</b>        | 4                                 |
| <b>Bathrooms</b>       | 2 full & 1 half                   |
| <b>School District</b> | SD-23                             |

## Description

The panoramic view from this home, and the features found within, will take your breath away! This spectacular modern contemporary custom-built private home is a rare gem in Peachland.

This unique .264-acre lot, located at the end of Seymoure Avenue is surrounded on one side and in front by a beautiful Ponderosa pine forest, offering both privacy and tranquility. No expense has been spared, and full attention to the finest detail has been incorporated into the design and quality finishings of this 3072 sq ft walkout rancher home.

The stunning open concept, on both the main and lower levels, have been thoughtfully laid out to take full advantage of the gorgeous west-facing Okanagan lake view, and include as much natural light as possible with expansive windows and doors on each lake facing wall. Enjoy the beautiful sunrises over the mountain in the morning and seamless integration of indoor/outdoor living on the expansive covered main floor deck and lower-level patio including BBQ, dining, lounging area & hot tub - perfect for Okanagan lifestyle living.

The main floor delights with 15-foot vaulted ceiling, light maple hardwood flooring, built-in fireplace, Great Room, Dining room, Kitchen, Master Bedroom, separate mudroom with walk-in coat closet, front door entry hallway, and large bathroom with laundry.

The large and functional kitchen features high-end appliances, large island with seating, Caesarstone countertops, glass backsplash, soft-close cabinetry (high gloss uppers/solid wood lowers) and pull-out pantry.

The enormous Master bedroom is complete with custom headboard wall, large reading area, spacious walk-in closet with custom cabinets, luxurious ensuite bathroom with freestanding soaker tub, large glassed in rain shower, his and her sinks and in-floor heating.

The lower floor features a separate mechanical room as well as a yoga/workout room. It also includes a 3-bedroom suited apartment including open concept living area with kitchen cabinetry, bar fridge and sink. This self-contained suite is an ideal private space for guests or could provide income potential as it has a separate keyed entry access from the back of the house.

Professionally landscaped with local stone, mid century privacy blocks and metal front feature wall, low maintenance plants and underground irrigation. With double garage, poured cement and stone front patio and driveway, and outside area for small RV parking.

Truly an amazing, well thought out home in immaculate condition.





