

## One of a Kind Waterfront Home



### 25 Red Fir Trail Hope Peninsula

# Beds	# Baths	Sq Ft	Acreage
3	4	4018	3.21

**\$8,350,000**

### Property Description

A stunning execution of a masterplan that was laid out to create a family home that offers ample room for the many activities that come with lakefront living. Spectacular views from the home allow your family and guests to enjoy this estate regardless of the weather. Accommodations are spread out through 3 buildings, two that are fully ammenitized. Enclosed boathouse with railed lift, seaplane railed lift and a deep water mooring ball allow for year-round access to the lake. The finishes and list of amenities is extensive – please inquire for details. This special one of a kind home on the quiet residential enclave of the Hope Peninsula will be the beginning of so many wonderful memories and the home base of the endless adventures and good times, created with family and friends.

## Waterfront

- Boat house with power pulley and deep water rails
- Float plane trolley with power pulley and deep water rails for year-round access
- Electric jet ski lift
- Recreational swim and guest dock with swim ladder
- Permitted deep water mooring buoy
- Foot wash station
- Fire pit
- Hot Tub
- Fire suppression system
- Landscaped beachfront area with lawn and mature trees
- Direct access to outdoor dining

## Home Features

Interior features throughout the main home

- Wood floors
- Granite, quartz counter tops
- Motorized blinds
- Oversized divided light picture windows
- Aluminum clad wooden doors and windows
- Tongue and groove ceilings
- Custom lighting – WIFI controlled with remote access
- Large, exposed log and timber frame by Caribou Creek Log Homes
- Soft-close cabinetry

### Kitchen | Dining

- Large kitchen island with utility sink, cooktop and storage
- Built-in microwave / convection oven
- Wall oven
- Trash compactor
- Dual dishwashers
- Walk-in pantry
- Formal dining area
- Custom cabinetry

### Primary Suite

- Walk-in closet
- Private Balcony
- Two-sided gas fireplace
- Library
- Coffee station
- Soaker tub
- Large shower with bench with rain showerhead
- Automatic toilet plus urinal
- Large dual vanity with make-up station

- Private Storage
- Views of lake and mountain

### Guest Beds and Baths

- 2 large guest bedrooms with full ensuite bathrooms
- Carpeting
- Guest ½ bath with custom wooden burl counter and custom tile work

### Living Area

- Wood fireplace with custom rock work and mantle
- Wood storage with exterior access
- Wet bar with wine refrigerator, storage and custom tile work
- Expansive Lake and mountain views
- Vaulted ceilings
- Custom chandeliers

### Laundry

- Washer, Dryer
- Utility sink
- Storage
- Wall mounted clothes hanging system
- Under cabinet lighting

## Exterior

- Gated entrance
- Custom paver driveway
- Lighted steps to upstairs primary suite
- Hot tub
- Outdoor kitchen and dining off the kitchen with large grill and wood fireplace
- Pickle ball court with lights, fence and relief station
- Recreational equipment storage shed
- Cedar decking with railings
- Gutters with heat cables
- 40 year roofing – full sealed sheeting
- Easement through the top part of the driveway for access to neighboring property
- Custom native rock work throughout the property

### Outdoor Dining Area

- Custom stacked rock wood burning fireplace
- Built-in 6-burner stainless steel gas grill
- Slate rock floor with drain
- Lighted and powered
- Wood storage
- Direct access to recreational swim dock

### Landscaping | Garden

- Fenced raised bed garden
- Irrigation system – extensive, lake water supplied

- Mature landscaping with custom rock work

### ADU over Garage

- 2 beds | 1 bath over 3-car garage
- Views of lake and mountains
- Spacious living and dining area
- Balcony
- Vaulted, tongue and groove ceiling
- Exposed beams and timbers
- Full kitchen with stainless steel appliances
- Full bath with 3" slab granite counter and other custom features

### 3-Car Garage

- Heated garage
- Air compression system
- Work area
- Separate secure room
- Bathroom (wash station and toilet)
- 2 exterior exits
- Ample power
- Backup Generator - propane

### Shop

- 3 bay 50'x40' stick framed shop with full foundation
- Electric bay doors (10', 16', 10' respectively)
- 10' adjoining covered carport area
- Full concrete slab
- Power and lighting

### Guest Cabin

- Studio with full bath
- Sleeps 2-4

## Mechanical Components | Utilities

<b>Component</b>	<b>Details</b>
Electrical	400 Amp power
Gas	1000-gallon propane tank – owned, buried 2000-gallon AV gas tank, above ground, pumps to seaplane lift
Dual septic system	Private onsite drain fields
Air compressor	Attached with air lines
Water heaters	Multiple High efficiency
Air conditioning unit	Multiple Compressors (main) Heat Pump (guest)
Heating Systems	Radiant floor heat, forced air heat
Full house generator	Sized to run the home and guest house
Alarm system	Wifi Based – house can be run remotely
Keyless entry system	Emtek electronic keyless entry on multiple doors
Internet	High speed internet service (line of sight/fiber equivalent)
Septic	Private Drain fields
Water	Private lake draw system; 3 stage filtration; deep water inlet
Garbage collection	Waste Management – by contract service