



## LUXURY WATERFRONT HOME

1585 Blind Bay Road, Sorrento, BC

Discover the epitome of lakeside luxury at this remarkable Shuswap Lake waterfront property. Nestled on 8 acres with 200 feet of pristine lakeshore, this 4,500-square-foot home offers an open living area with a wall of lakeview windows, coffered ceilings, and an incredible feature stone fireplace. Enjoy heated slate and travertine floors, a custom kitchen with leathered granite countertops, and an entertainment room complete with a pool table and built-in wet bar. The oak wine cellar adds a touch of sophistication, while the Control 4 System seamlessly manages lighting, heat, A/C, music, and blinds. A detached 3 bedroom guest home, deluxe lakeside bar, heated 40x60 shop, custom hardscape, sandy beach, T-shaped dock, and two buoys complete this lakeside paradise.

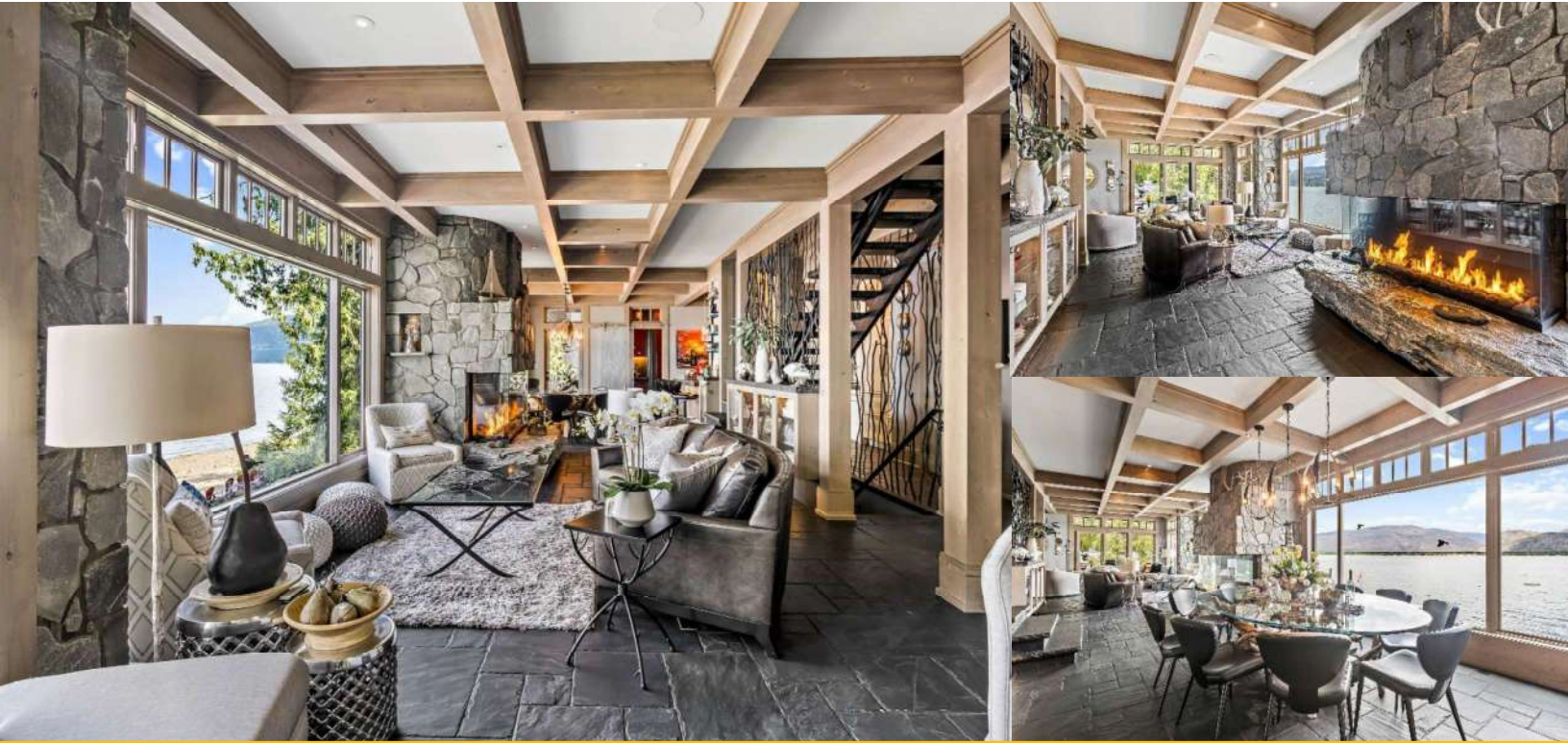
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*Homelife Salmon Arm Realty* • 404-251 Trans Canada Highway NW Salmon Arm BC V1E 3B8





Open Living Area \* Lakeview Windows \* Coffered Ceilings  
Feature Stone Fireplace \* Heated Slate and Travertine Floors  
Leathered Granite Countertop \* Top of The Line Appliances  
Etched Glass and Sliding Doors \* Built in Display Cabinets



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Lake View Primary Bedroom \* Hidden TV \* Deluxe Walk in Closet  
4 Piece Ensuite \* Marble Flooring and Tile \* Electric Fireplace  
Vaulted Ceiling \* Built in Desk and Day Bed \* Valor Gas Fireplace



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Spacious Entertainment Room \* Pool Table \* Built in Wet Bar  
Direct Access to Patio, Covered Deck, Rock Fireplace & Lakeshore  
Custom Built Oak Wine Cellar with Climate Controls  
Guest Bedroom with Fireplace \* Lakeview Gym Room



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3 Bedroom Guest Cabin \* Built in Bunk Beds  
Full Kitchen Quartz C/T \* Vaulted Gables \* Gas Stove/Fireplace  
Lakeside Bar with Kitchen \* Upper Loft for Sleeping



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8 Acres \* 200 Feet of Waterfront  
Custom T-Shaped Dock \* Swim Platform \* 2 Buoys  
Hardie Siding with Extensive Use of Fieldstone  
Detached 60x40 Heated Shop \* Detached Double Garage



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# DETAILS

<i>Civic Address:</i>	1585 Blind Bay Road, Sorrento, BC		
<i>Legal Description:</i>	Lot 1 Section 15 Township 22 Range 11 W6M KDYD Plan EPP199122 PID 028-875-851		
<i>Zoning:</i>	FM1 – Foreshore Multifamily 1 RR2 – Rural Residential (0.5 ha) RR4 – Rural Residential (2 ha)		
<i>Lot Size:</i>	8.031 Acres / 3.26 Hectares 0.46 acres landscaped on lake side		
<i>Home Built</i>	2014 completion renovation		
<i>Floor Area:</i>	Main Floor	1,713 square feet	
	Upper Level	1,007 square feet	
	Lower Level	1,800 square feet	
	Guest Cabin	648 square feet	
	Detached Shop	2,400 square feet	
	Boathouse		
<i>Beds/Baths:</i>	Main Floor	2 bedrooms	1.5 Bathroom
	Upper Level	1 bedroom	1 bathroom
	Lower Level	1 bedroom	1 bathroom
	Guest Cabin	3 bedrooms	1 bathroom
<i>Heat/Cool:</i>	Natural Gas / Forced Air / Heated Floor / Central AC HVAC system for main/lower in floor heat Electric in floor heat for primary ensuite		
<i>Tech:</i>	Control 4 System controls lighting, heat, A/C, alarm system, main fireplace, music and blinds from TVs, wall mounted keypads and/or smart phones		
<i>Exterior:</i>	Hardie Siding with extensive use of fieldstone Hardie cement board		
<i>Roof:</i>	Aluminum roofing with custom downspouts, covered gutters and snowstops (leaf guard)		
<i>Septic:</i>	2014 septic system installed		
<i>Included Items:</i>	Price includes all built ins, appliances and window coverings. Furnishings negotiable.		

# FEATURES

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## MAIN FLOOR

- ✓ Open living area, wall of lakeview windows, coffered ceilings
- ✓ Incredible feature stone fireplace, custom Montego gas insert, fieldstone surface, solid stone hearth
- ✓ Custom heated Slate and Travertine floors
- ✓ Custom kitchen with Leathered Granite Countertops, top of line appliances, including Wolf Cooktop with double warming drawer, Wolf double wall ovens, double sub zero fridges, Miele dishwasher
- ✓ Butler Pantry with Fisher Paykel two drawer dishwasher, Wolf wine fridge, coffee bar and dumbwaiter
- ✓ Custom etched glass and sliding doors / Built in display cabinets
- ✓ Main floor bedroom with ensuite and heated Travertine flooring throughout, towel racks, electric fireplace and wall mounted TV
- ✓ Spacious walk in entry closet and storage area
- ✓ Powder room featuring black fixtures
- ✓ Cyclovac built in vacuum

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## UPPER LEVEL

- ✓ Primary bedroom with hidden TV, built in dressers, stunning views and deluxe walk in closet
- ✓ 4 piece ensuite with Marble flooring and tile, electric fireplace, customer shower including 2 shower heads, rainhead and 4 jet sprays
- ✓ Spacious office with 2 built in desks, Valor gas fireplace, 2 wall mounted TVs
- ✓ Vaulted ceiling, built in day bed, built in safe, dumbwaiter

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## LOWER LEVEL

- ✓ Entertainment room with pool table, 3 TVs and direct access to lake shore
  - ✓ Built in wet bar with 2 drawer Marvel fridge, seating for five, dumbwaiter
  - ✓ Custom built oak wine cellar with climate controls
  - ✓ Massive flagstone patio on lake side with covered deck and rock fireplace
  - ✓ Bedroom with fireplace, wall mounted TV
  - ✓ 4 piece bathroom, huge tub, shower with rainhead and 2 jet sprays
  - ✓ Lakeview gym room
  - ✓ Spacious laundry room with built in cabinetry
-



## GUEST CABIN

- ✓ Custom built 648 square foot guest cabin
- ✓ 3 bedrooms with built in bunk beds (sleeps 8) and 3 piece bathroom
- ✓ Full kitchen with quartz countertops, dishwasher and island
- ✓ Vaulted gables, gas stove/fireplace
- ✓ Electric baseboard heat
- ✓ Built in shelving with TV
- ✓ Spacious deck with gas for BBQ/heater, Marvel keg fridge on wheels

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## LAKESIDE BAR

- ✓ Main floor kitchen with bar area, custom stainless steel sinks and counter and 2 drawer Marvel stainless fridge
- ✓ Upper loft for kids sleeping area, upper deck play area
- ✓ 2 piece washroom
- ✓ Toy storage
- ✓ Fish cleaning sink

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## EXTERIOR

- ✓ 8 acres / .46 acre land scaped on lake side
- ✓ 200 feet of waterfront
- ✓ Detached double garage
- ✓ Custom T-shaped dock and swim platform and 2 buoys
- ✓ Hardie Siding with extensive use of fieldstone, Hardie cement board
- ✓ Custom hardscape/landscaping
- ✓ Printed concrete decks
- ✓ Flagstone and paving stone patios
- ✓ Fully irrigated garden with lighting on lakeside
- ✓ All buildings alarmed

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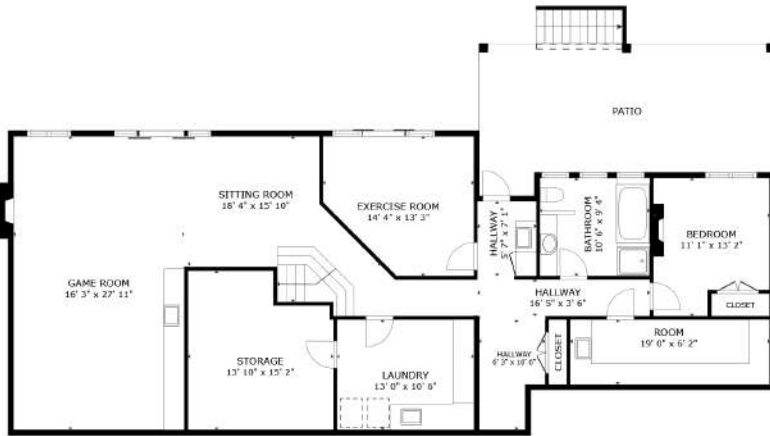
## SHOP

- ✓ Detached 60 x 40 heated shop
- ✓ 2 O/H doors
- ✓ 16-foot ceilings
- ✓ 2 piece washroom
- ✓ Hot water tank
- ✓ Large screen TV with cable
- ✓ Wash station with hot water
- ✓ Car hoist
- ✓ Built in vacuum
- ✓ RV plug in with exterior gas for BBQ/heater
- ✓ Concrete/asphalt driveways



# 1585 Blind Bay Road

## Main House



Lower Level



Main Floor



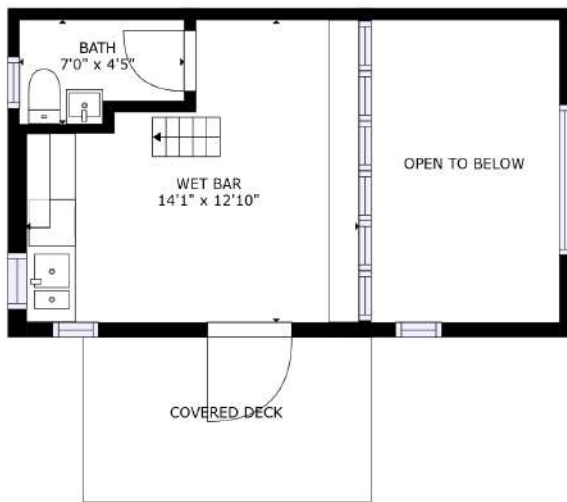
Upstairs

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# 1585 Blind Bay Road

## Guest Cabin & Lakeside Bar



Lakeside Bar



Guest Cabin

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

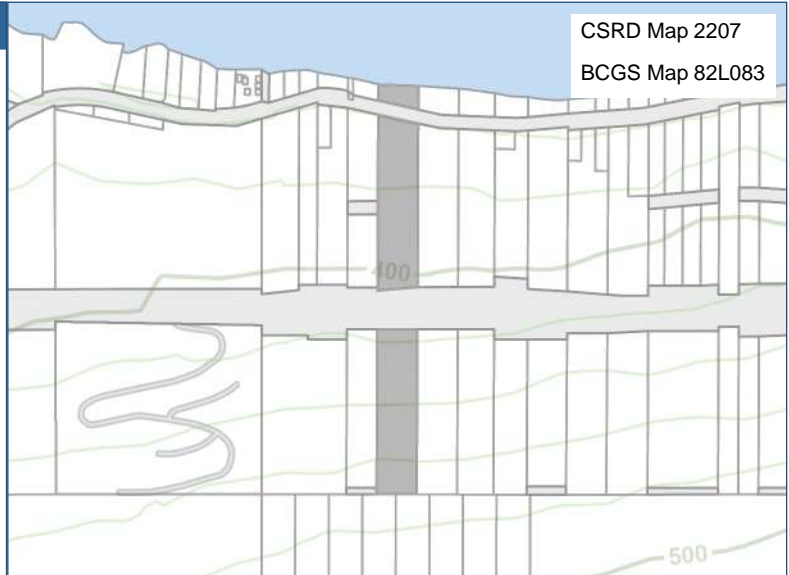




**Property Details**

Address: 1585 Blind Bay Rd  
 Name/PID: 028-875-851  
 Roll: 78909696010  
 Electoral Area: G  
 Local Area: Sorrento  
 Ownership: Private  
 GIS Lot Size: 3.26 HA | 8.06 Acres \*  
 Percent in ALR: 0  
 Legal Description: L 1 SEC 15 TP 22 R 11 W OF THE 6TH MERIDIAN  
 KAMLOOPS DIVISION YALE DISTRICT PL EPP19912

\* Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSR D if there is a discrepancy between the CSR D lot size data and another authority.



**Planning and Development**

Building: Bylaw 660-03: Building Regulation and Inspection  
 Zoning: Bylaw 900: FM1 - Foreshore Multifamily 1  
 Bylaw 701: RR2 - Rural Residential (0.5ha), RR4 - Rural Residential (2ha)  
 OCP: Bylaw 725: RR2 - Rural Residential 2

**Related Planning Files and Permits:**

Application Type - Status	File Number	Entered
Development Variance - Closed - Approved	PL20170000182	09/13/2017
Exemption - Completed	PL20150000179	10/23/2015

**Property potentially in one or more of the following CSR D permit application areas:**

- Floodplain
- Foreshore and Water (Dock and Buoy)
- Lakes 100m
- Riparian Areas Regulation (RAR)

\* This information is generated automatically from various sources. Contact the CSR D to verify requirements for this property.

**BCAA - Property Details**

Roll Number: 78909696010  
 Assess Area: 20 - North Okanagan  
 Jurisdiction: 789 - Salmon Arm Rural  
 Neighbourhood: 510 - Waterfront Squilax to Wild Rose Bay  
 School District: 83 - North Okanagan-Shuswap  
 Hospital District: 03 - North Okanagan/Columbia Shuswap  
 Class: 01 - Residential  
 Subclass: 0102 - Residential Single Family  
 Actual Use: 060 - 2 Acres Or More (Single Family Dwelling, Duplex)  
 Manual Class: 0157 - 2 STY SFD - After 1990 Semi-Custom

**Minor Taxing:**

- EA C FIRE SERVICE SRVA 56
- Fireworks Area C SRVA#57
- Okanagan Reg Library LSA#28
- S Shuswap Liq Waste SRVA#39
- S Shuswap Rec Trail SRVA#40
- Shuswap Watershed Council SRVA#69
- Sorrento Community Sewer SRVA#73
- Sorrento/Blind Bay Park SA#23

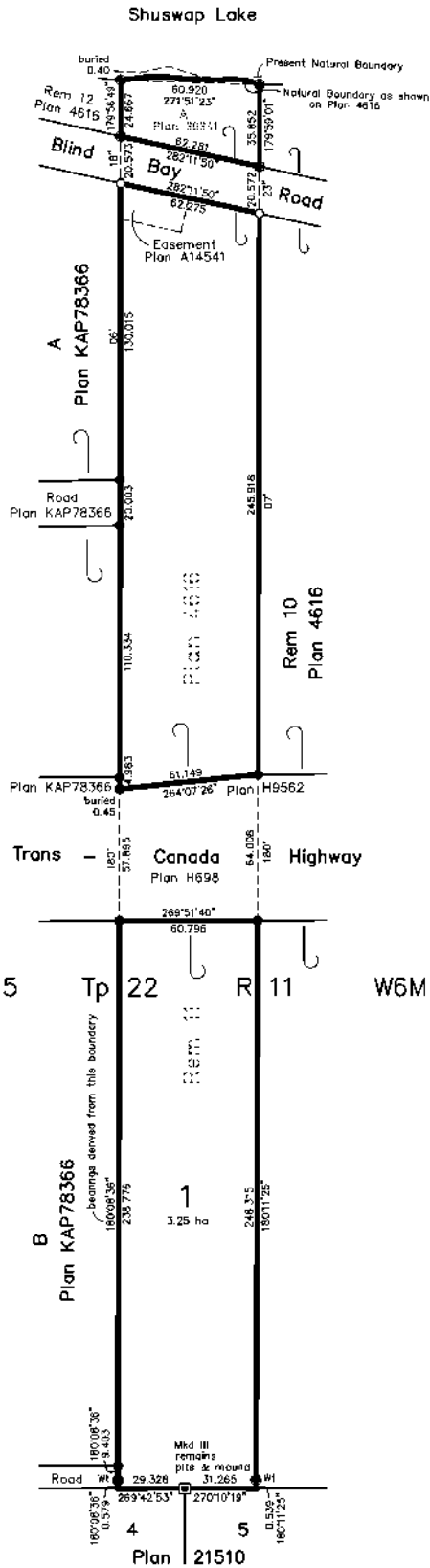
**Assessment:**

Land	\$1,555,000
Improvements	\$1,561,000
<b>Gross Value</b>	<b>\$3,116,000</b>
Exempt:	\$0
<b>Net Value</b>	<b>\$3,116,000</b>

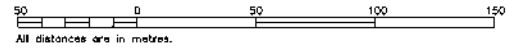
**Sale History:**

\* This information is generated and provided by the BC Assessment Authority. Please contact BCAA if you have any questions.

# PLAN EPP19912



Reference Plan of Consolidation of  
 Lot A, Plan 30341 and  
 Lot 11, Plan 4616 (Except Plans 30341, H698, and H9562),  
 Sec 15, Tp 22, R 11, W6M, KDYD  
 Pursuant to Section 99(1)(i) of the Land Title Act.  
 BCGS 82L.083



All distances are in metres.  
 The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale of 1:1500

### LEGEND

Bearings are astronomic and are derived from Plan KAP78366

- Standard iron Post Found
- Standard iron Post Picked
- Old Pattern Dominion Iron Post Found
- Non-Standard Round Iron Post Found

Note: This plan shows one or more witness posts which are not set on the true corners.

This plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure

This plan lies within the Columbia Shuswap Regional District.

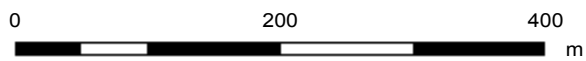
The field survey represented by this plan was completed by Brian D. Sansom, BCLS on the 17th day of April, 2012.

BROWNE JOHNSON LAND SURVEYORS  
 B.C. AND CANADA LANDS  
 SALMON ARM, B.C. Ph.250-832-9701  
 File: 10-12 10-12.raw





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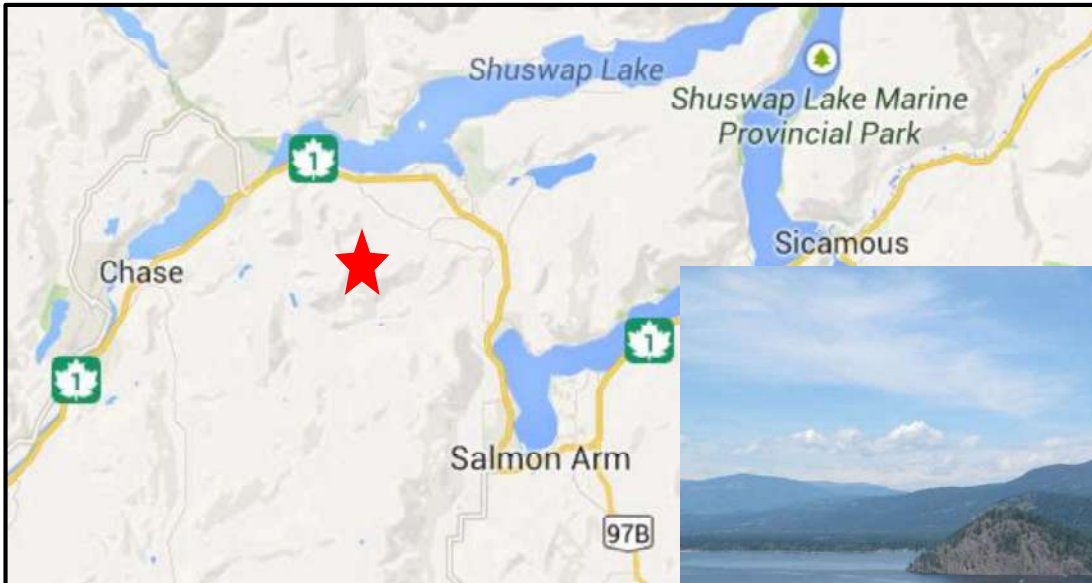


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

# ABOUT SORRENTO

Sorrento sits on the south shore of Shuswap Lake within the Columbia Shuswap Regional District, 28 km west of Salmon Arm and 80 km east of Kamloops, midway between Calgary and Vancouver (approx 5 hours drive to each). The community consists of a commercial strip on both sides of the Trans Canada Highway catering to highway traffic and local shoppers. A residential area surrounds the highway extending between the highway and Shuswap Lake. The area is renowned for its recreation and retirement lifestyle, the area has an outstanding artisan community, fabulous lake fishing, water sports and boating, and is a major tourist destination.



## CONFIDENTIALITY

*The Property Owner has engaged Jim Grieve Personal Real Estate Corporation, Jordan Grieve Personal Real Estate Corporation, Nathan Grieve, Homelife Salmon Arm Realty.com ("Homelife") as its agent in offering the subject property for sale. This Information Package has been prepared by Homelife and is provided to select parties for their own analysis of the property. **All information is deemed to be correct yet we do not guarantee this nor are we liable in any way for any mistakes, errors, or omissions. All information to be verified. Buyer should verify all information important to them.** The recipient acknowledges that by receipt of this Information Package, they agree to keep permanently confidential all information contained herein or made available in connection with any further investigation. This Information Package is the property of Homelife and the Seller and may be used only by parties approved by Homelife and the Seller.*