



13938 Moberly Road Lake Country British Columbia

\$1,525,000

PRICE REDUCED!! Imagine waking up to Okanagan Lake stretching out below you, and knowing the hard work is already done. Excavation and site prep are complete, and there's room to build a garage right next to the home, plus a finished lower building pad ready for your dream workshop, boat storage, or secondary dwelling, with lower access from Carrs Landing Road already underway. Better still, a fully self-contained one-bedroom suite with private entrance and parking awaits extended family, or works beautifully as a revenue generator/mortgage helper. Perched on a private 1.9-acre lot, this quality custom-built home welcomes you with soaring vaulted ceilings, slate and hardwood flooring, heated floors, and a dramatic floor-to-ceiling fireplace. Expansive windows frame breathtaking lake views, while the covered deck with hot tub is perfect for morning coffee or evenings with friends. The kitchen offers Silestone countertops, walk-in pantry, and adjoining mudroom/laundry. The primary suite includes deck access, walk-in closet, and spa-inspired ensuite, plus a second bedroom, full bath, and flexible room for office or dining on the main floor. The walkout lower level adds a family room with bar, theatre room, bedroom, and full bath alongside the suite. RV parking with power & sewer, city water, and an irrigation well complete the package. Privacy, panoramic views, built-in income, & rare future potential at an unbeatable new price. Don't miss this Lake Country opportunity! (id:6769)

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|-----------------------------|--------------------------------|
| Utility room 9' x 10' | 4pc Ensuite bath 10'3" x 11'2" |
| 4pc Bathroom 5' x 10' | Other 11'10" x 7' |
| Recreation room 14' x 32' | Primary Bedroom 15'2" x 14' |
| Bedroom 8'2" x 11'11" | 4pc Bathroom 6' x 12' |
| Recreation room 22'3" x 15' | Living room 18'1" x 14'4" |
| Bedroom 15'1" x 11' | Kitchen 11'2" x 14'6" |
| 3pc Bathroom 5' x 10' | Pantry 8' x 5'3" |
| Media room 13' x 13' | Laundry room 11' x 11' |

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Den 9'7" x 11'2"

Foyer 7' x 11'6"

Bedroom 9'9" x 11'2"