



# 3570 Woodsdale Road 204 Lake Country British Columbia

\$749,000

Discover exceptional waterfront living at Emerald Beach Villas on beautiful Wood Lake. This 3-bedroom, 2-bathroom residence offers over 1369 sq. ft. of thoughtfully designed living space, showcasing breathtaking panoramic lake views. The open-concept interior features neutral finishes, and the spacious covered deck. Just steps from the shoreline. Spend your days swimming, boating, paddleboarding, or relaxing on the sandy beach before returning home to enjoy the resort-inspired amenities: heated outdoor pool, private beach, marina, clubhouse with fitness area and games room within a secure gated community. A private single-car garage. Boating enthusiasts will appreciate the ability to navigate between Wood Lake and Kalamalka Lake through the scenic Oyama Channel. The marina expansion has been approved. Slip is available at a price to be negotiated with the owner, (new slips are being offered at \$115k). Ideally situated in the heart of Lake Country, this exceptional location places you within walking and cycling distance of schools, parks, tennis courts, shops, cafes, beaches, and the Okanagan Rail Trail. With convenient access to Kelowna, UBCO, Kelowna International Airport, hospitals, and Vernon. A rare opportunity to own an affordable lakefront residence in one of the Okanagan's most desirable waterfront communities. STRATA FEE \$597.52+\$105.00 (Geothermal Heating and Cooling Fee) = \$702.52 / Month (id:6769)

- Other 10'11" x 19'11"
- Primary Bedroom 11'6" x 18'8"
- Living room 15'7" x 17'5"
- Kitchen 14'5" x 12'0"
- Dining room 11'2" x 11'2"
- Bedroom 9'5" x 12'5"
- Bedroom 10'11" x 11'4"
- 4pc Ensuite bath 8'0" x 7'11"
- 4pc Bathroom 12'4" x 8'5"

Listing Presented By:



Originally Listed by:  
REMAX Kelowna



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.