



## 2506 Highlands Drive Blind Bay British Columbia

\$1,249,900

Welcome to Shuswap living at 2506 Highlands Drive, Blind Bay! Brand new Build in the Highlands subdivision, there are 3 bedrooms plus den and 3 bathrooms. This Executive home is sure to please with high end finishes and custom design that is very energy efficient. On the main level is 10' and 11' ceilings throughout with a bright open concept living area with a gas fireplace, 15' vaulted ceiling with great views, large covered deck with pot lighting and vaulted roof, gas BBQ hook up and amazing views of the lake, golf course and valley! The kitchen includes a gas range, nice large island, quartz counter tops and a walk in pantry with a bonus prep sink, next to the pantry is laundry, you have a beautiful master bedroom with a nice view and a 5-piece ensuite with a tub/shower, heated floors and walk-in closet, just down the hall you will find the main bathroom and den or use as a fourth bedroom. 26X26 oversized garage with lots of extra room for the toys or storage. Downstairs features 9' ceilings throughout, you will also find two more bedrooms a full 4 piece bathroom and another roughed in bathroom on the other end, nice bar area with a sink, large rec room, utility room and storage under the stairs. Forced air natural gas furnace, heat pump with A/C, Navien on demand hot water, 200 amp service. Walk out basement with a covered patio and easy access to the back yard for you to enjoy! (id:6769)

Other 39'10" x 15'

Utility room 8'8" x 4'4"

4pc Bathroom 9'3" x 5'

Bedroom 10'11" x 9'9"

Bedroom 11'6" x 9'10"

Recreation room 20'7" x 13'6"

Other 26'3" x 26'

Other 9'5" x 8'11"

Other 11'6" x 11'6"

Pantry 9' x 5'11"

Other 9'4" x 5'6"

Den 11' x 9'8"

3pc Bathroom 8' x 7'8"

5pc Ensuite bath 11'9" x 6'9"

Primary Bedroom 15' x 12'6"

Dining room 13'2" x 9'8"

Kitchen 13'2" x 10'

Great room 30' x 11'6"

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Mud room 9'7" x 6'2"