



## 2589 Sylvia Road Lake Country British Columbia

\$1,525,000

Listing Presented By:



Originally Listed by:

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Royal

**LePage**

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"You can't put a little house on a big piece of land," said the seller while explaining how this dream home was designed to maximize the lot, capitalize on lake views AND orchard views, all while being open concept and easy to maintain. Located on one of Lake Country BC's most sought after streets, this 4,500+ sq ft home is a rare offering. On the 2,100 sq ft main floor, you will find three bedrooms and two bathrooms, an open kitchen and great room and a walk in pantry as well as a spacious laundry room. The kitchen presents an excellent space for entertaining either in the large dining area or out on the 533 sq ft patio. The expansive views this home provides will dawn on you the moment you walk in -- you will feel like you can reach out and pick the apples from all the nearby orchards. Down a wide (lit) staircase to the walk out basement you will find a large family room where the options are endless. Card table? Pool table? There's room for both, and for your kids to run wild. There is a small wet bar area, that could easily be expanded for your games room. Then there's the bonus room which is currently being used as an arts and crafts area but could also be a theater room or a bedroom -- which would make the basement 2 bdrm/1bth. Out on the 500 sq ft covered patio there's a hook up for your hot tub or swim spa where you can continue to soak in the views (pun intended). The yard is xeriscape with a little garden. There's RV AND boat Parking. The home has been meticulously cared for and pride of ownership shines on this one. (id:6769)

Games room 20'9" x 21'9"

Bedroom 14'1" x 14'3"

Full bathroom 12'2" x 10'11"

Family room 30'8" x 39'8"

Partial bathroom 8'1" x 9'5"

Bedroom 15'8" x 13'2"

Full ensuite bathroom

Primary Bedroom 15'8" x 14'

Full bathroom 15'8" x 11'2"

Bedroom 11'2" x 11'

Laundry room 19'3" x 10'2"

Pantry 10'7" x 5'8"

Living room 19'9" x 31'5"

Kitchen 11'5" x 11'5"

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Other 4'9" x 6'6"

Dining room 10'11" x 12'2"