



3970 Talin Place Eagle Bay British Columbia

\$646,000

Life slows down here. Set on 1.39 acres of privacy and surrounded by nature, this 3-bedroom, 2-bath home offers space to breathe, room to roam. Built in 2009, the open main living area with 9-ft ceilings creates a bright, connected space where cooking, relaxing, and gathering naturally come together. The kitchen's eat-up island makes casual meals easy, before heading out or winding down after a day on the water. The lower bedroom features a cozy propane heater (installed 2025) 20,000 btu, no power required to run, and a closet tucked beneath the stairs, making it a comfortable retreat for guests, teens, or a quiet workspace. Step onto the covered deck, take in the stillness, a perfect spot for morning coffee and evening conversations. RV spot: South side of the home (30 amp power, water and septic) If your lifestyle includes boats or weekend projects, the oversized garage delivers exceptional flexibility. With a 13-ft high door, generous interior depth, and soaring ceiling heights, ready for adventure gear or workshop use. Ample parking, storage shed, and fire pit area add to the property's everyday practicality and outdoor enjoyment. Minutes from the beach and public boat launch, this property is ideal for those who love lake days, campfires, and the freedom of rural living without being far from town. Additional notes: Electricity averages \$175-\$200/month, Water is \$474 annually (scheduled increase to \$517 in 2026), Septic pumped Sept 2025, 2025 Hot water tank replaced. (id:6769)

Other 13'9" x 29'6"

Utility room 11'1" x 5'5"

Bedroom 23'10" x 14'3"

3pc Bathroom 5'6" x 6'9"

3pc Bathroom 5'10" x 7'5"

Bedroom 11'7" x 13'9"

Primary Bedroom 10'4" x 16'3"

Living room 12'1" x 12'7"

Kitchen 7'5" x 16'3"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna



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