



# 3359 Cougar Road 40 Westbank British Columbia

\$675,000

Welcome home to Tesoro Arca, so unique in design its nickname is "Townhomes for Toys". With a heated garage measuring 14' high, and almost 37' long, including a sani dump and RV plug, there is truly storage for all your toys! The backside of the garage has been finished off into a third bedroom with exterior access (and mezzanine storage space above), complete with it's own ensuite, providing for an excellent guest bedroom, home office, or lounge area for the "man cave". If stairs aren't for you, take your private elevator for a ride between floors! From the ground level, head up to the main living area, with 9' ceilings, open living and covered deck for all your entertaining needs and wants, rain or shine. The upper most level is lofted over the living room, with open den space and the luxurious master retreat with heated ensuite floors and his n' hers closets. This end unit features windows galore, providing incredible natural light throughout the already light and bright living space. Located ""down the street"" from Two Eagles Golf Course, and minutes away from Canadian Tire, Home Depot, Walmart, London Drugs, Superstore, Winners and Homesense, just to name a few. There is no Property Transfer Tax applicable or Speculation Tax, making this a wonderful snow bird friendly option as well!

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- 5pc Ensuite bath 9'9" x 13'
- Primary Bedroom 13'3" x 20'1"
- Family room 14'1" x 9'8"
- Utility room 4'8" x 7'2"
- 3pc Ensuite bath 4'8" x 7'5"
- Bedroom 12'5" x 11'1"

- 4pc Bathroom 4'11" x 10'9"
- Bedroom 12'11" x 10'
- Dining room 13'11" x 8'4"
- Kitchen 12'11" x 10'3"
- Living room 18'4" x 15'6"

Listing Presented By:



Originally Listed by:  
Chamberlain Property Group

<http://www.joshmiko.ca/>



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