



# 5121 Ivy Road Eagle Bay British Columbia

\$1,525,000

EXECUTIVE BUNGALOW Dream Home with Shuswap Lakeviews offers huge improvements with 2018 updates that include a new roof; new u/g power service c/w an emergency propane Generac® fully auto generator station; Replace faux stone with real rock both fireplaces incl outside; Extraordinary landscaping improvements; Updated state of the art hot water boiler & mgmt system; AC w/heat pump & ductwork distribution; 8.75kW solar PV array system; Patio wood soffiting; Extremely well maintained boasting a pride of ownership inside/out. Also includes Bamboo Dark Hardwood Floors, Terracotta tiles, Open beam timbers, Granite Countertops, Master bedroom fireplace, Appliances & In-floor heating. Lakeview property perched on a level 1.1 acre lush manicured landscaped lot with perfect privacy, this 3300SF exec home has a huge master bedroom & a luxurious oversized ensuite. The gourmet kitchen has newer appliances & granite countertops with tons of cupboard space wrapped around the central island design. 2 Bedrms, Plus Den, Plus Guest House Bedrm, 2 FP's, Oversized custom double living room, covered courtyard entertaining patio, french doors, tons of windows. Close to public swimming beach & just minutes from grocery store, lakeside restaurant & marina. Enjoy all the Shuswap has to offer in this amazing Dream Home! Less than 15 minutes to the Trans Canada Hwy #1. Close to all amenities required in Blind Bay, Sorrento or Salmon Arm. See our virtual tour & book your viewing appointment today. (id:6769)

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|---------------------------|--------------------------------|
| Bedroom 10' x 19'         | 5pc Ensuite bath 16'6" x 19'5" |
| Foyer 17'8" x 11'3"       | Primary Bedroom 24'0" x 19'9"  |
| Full bathroom 6'8" x 8'4" | Kitchen 12'0" x 17'0"          |
| Den 13'3" x 13'0"         | Dining room 10'5" x 13'9"      |
| Bedroom 13'4" x 14'4"     | Living room 45'6" x 18'0"      |

Other 15'6" x 12'0"

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