



7606 HIGHWAY 3A Balfour British Columbia

\$1,696,000

Presenting 7606 Hwy 3A. A recently custom-built 3 bed 2 bath lakefront oasis situated on an impressive 110 x 394 ft lot with prime low bank waterfront with 110 ft of luxurious sandy beach. Plus, a new 40 x 32 dream shop with additional living quarters and/or office space. The property was designed to provide owners lifestyle, recreational opportunities, privacy, and commercial space as well. The home is designed to embrace the beachfront lifestyle with easy access from the main living areas to the expansive decks and stairs down to the beach. The all-season patio bar off the dining area ensures that even weather won't stop the enjoyment of the outdoors. There are 2 very large bedrooms on the main floor along with the living room, dining room and kitchen, a full bathroom and laundry room/mud room. Upstairs you will find the perfect owner's private bedroom retreat offering 400+ sq ft of luxury with a sumptuous ensuite bath. Your private dock awaits for boats up to 30 feet, and convenient vehicle access right to the waterfront. Just minutes by boat to the main arm of Kootenay Lake and the best fishing. The shop is outstanding with a 14x14 roller door, heated, insulated and plumbed for water/sewer. Ample parking and storage and to top it off a full bath, 2 offices/bedrooms and a full kitchen. Additionally, a fully serviced and plumbed recreational vehicle pad area that offers additional options for your guests. This package really does have it all. It's time for your beachfront lifestyle! Come view this exceptional home today! (id:6769)

Primary Bedroom 16 x 15'3
Ensuite Measurements not available
Living room 23'6 x 16'1
Dining room 16'2 x 12'5
Kitchen 16'2 x 11'7
Bedroom 16'2 x 12'9

Bedroom 16'2 x 12'9
Full bathroom Measurements not available
Foyer 9'10 x 8'1
Laundry room 12'2 x 8'9
Porch 11 x 15

Listing Presented By:



Originally Listed by:
Fair Realty

<http://www.JohnKnox.ca>



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