



# 10911 Lehmann Road Lake Country British Columbia

\$1,045,000

Welcome to 10911 Lehmann Road, a meticulously maintained walkout rancher in one of Lake Country's most sought-after family neighborhoods. With over 2,500 sqft of living space, this 3 bed + den, 3-bath home offers the ideal combination of functionality, flexibility, & comfort. The bright main level features a spacious living room with a cozy fireplace, a newly designed & expanded kitchen. The primary bedroom includes a private ensuite & double closets, while a second bedroom, full bathroom, and convenient main-floor laundry complete the main floor. The Lower level provides exceptional versatility with an additional bedroom, den, a large family room perfect for entertaining or relaxing, another bathroom, & plenty of storage including a cold room. Whether you need space for a growing family, guests, hobbies, or a home office, this lower level can easily adapt to your needs. Outside, the huge flat backyard is a standout feature. Offering plenty of room for kids, pets, gardening, & summer gatherings. The mature fur hedge surrounds and provides the privacy and usable outdoor space that is increasingly hard to find. Bonus points, the concrete pad is wired for a hot tub. Convenient RV parking for your boat, trailer, or recreational vehicles. Located in a quiet, established neighborhood, minutes from schools, parks, wineries, hiking trails, shopping, the airport and Okanagan Lake. Enjoy the perfect balance of small-town charm, everyday convenience, and endless outdoor recreation.

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Storage 4'7" x 10'2"

Storage 13'10" x 10'9"

Storage 8'3" x 9'8"

Family room 15'8" x 27'7"

Office 12'7" x 12'10"

Bedroom 8'7" x 18'6"

2pc Bathroom 8'6" x 7'

Living room 16'5" x 25'6"

Kitchen 14'6" x 10'9"

Foyer 8'11" x 6'2"

Dining room 12'1" x 8'7"

Bedroom 11'4" x 12'4"

4pc Bathroom 9'0" x 4'11"

3pc Ensuite bath 8'6" x 7'

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Kelowna**

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Primary Bedroom 16'3" x 18'9"