



13938 Moberly Road Lake Country British Columbia

\$1,599,000

Price Reduced Below \$1.6 Million - Unbeatable Value & Endless Potential in Lake Country! Perfectly primed & ready for you to build your dream detached garage, massive workshop, or boat storage, this exceptional custom-built home offers the rare combination of privacy, panoramic lake views, & incredible future potential. Perched on a private 1.9-acre lot overlooking Okanagan Lake, this quality-built home features soaring vaulted ceilings, slate and hardwood flooring, heated floors, & a dramatic floor-to-ceiling fireplace. Expansive windows frame breathtaking lake views, while the covered deck with hot tub is perfect for relaxing or entertaining. The kitchen features Silestone countertops, a walk-in pantry, & adjoining mudroom/laundry. The primary suite offers deck access, a walk-in closet, & spa-inspired ensuite. The main floor also includes a second bedroom, full bath, & a flexible room for a bedroom, office, or dining room. The walkout lower level includes a family room with bar, theatre room, bedroom, full bath, & a separate one-bedroom in-law suite with private entrance and parking. RV parking includes power & sewer. A lower building pad is ready for a future shop, detached garage, or secondary suite, with lower access from Carrs Landing Road already underway. Connected to city water plus an irrigation well, this exceptional property offers privacy, spectacular views, & incredible potential at an unbeatable new price. Don't miss this rare Lake Country opportunity! (id:6769)

Utility room 9' x 10'	4pc Ensuite bath 10'3" x 11'2"
4pc Bathroom 5' x 10'	Other 11'10" x 7'
Recreation room 14' x 32'	Primary Bedroom 15'2" x 14'
Bedroom 8'2" x 11'11"	4pc Bathroom 6' x 12'
Recreation room 22'3" x 15'	Living room 18'1" x 14'4"
Bedroom 15'1" x 11'	Kitchen 11'2" x 14'6"
3pc Bathroom 5' x 10'	Pantry 8' x 5'3"
Media room 13' x 13'	Laundry room 11' x 11'

Listing Presented By:



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Royal LePage Kelowna

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

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Den 9'7" x 11'2"

Foyer 7' x 11'6"

Bedroom 9'9" x 11'2"