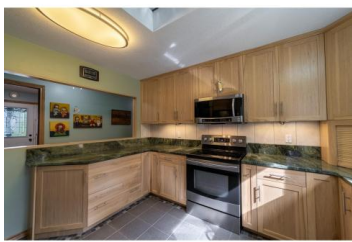




## 11110 HIGHWAY 3A Sanca British Columbia

East Shore

**\$714,000**



Located along the shores of Kootenay Lake just 30 mins from Creston, this property offers an idyllic retreat for those seeking lakeside living. Just across the street from Martell Beach, it provides easy access to water activities like paddleboarding and kayaking. With stunning views of the mountains and lake, this home is a haven for nature lovers and outdoor enthusiasts! Martell Creek flows through the property, accompanied by a gravity-fed water source for sustainable living. This home features Decra metal roofing, -one of the most durable options on the market, along with fibre cement siding and a concrete deck, it offers durability and low-maintenance living. Inside, the custom kitchen boasts hickory wood cabinetry, ceramic tile flooring, and a serpentine marble countertop, complemented by stainless steel appliances. The cozy living room is warmed by a propane gas fireplace insert with a rock surround and log mantle, while a water feature wall unit adds a touch of luxury. The top floor offers a flexible layout with a cozy sitting area, laminate flooring, and a charming bay window. The master bedroom area can be converted into a spacious family room, while a covered deck provides outdoor relaxation. The luxurious 4-piece bath includes a Jacuzzi soaker tub, ceramic tile floor, and ample storage. A massive walk-in closet/storage area can double as a nursery or study, featu...



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