



13938 Moberly Road Lake Country British Columbia

Lake Country North West

\$1,999,900



This custom built home is perched on a private 1.9-acre lot with panoramic views of Lake Okanagan. The open-concept main floor features slate & hardwood flooring, vaulted ceilings, & a floor-to-ceiling fireplace, w/large windows framing stunning lake views. The kitchen is equipped with Silestone countertops, spacious walk-in pantry, & a mudroom/laundry area w/ a convenient half bath. Heated floors run throughout the main level, & a 585 sq. ft. deck w/ a hot tub allows you to soak in the scenery. The primary suite offers private deck access, a walk-in closet, & a spa-like ensuite with double sinks. Another full bdrm, bthrm with access to the deck & a flexible room on the main floor serving as a bdrm, den, or dining rm. Lower level also has radiant in-floor heating, family rm, bar area, theatre rm, additional bdrm, full bthrm & a 1-bedroom in-law suite w/ separate entrance/parking. The private road is slated to be paved this spring & RV parking w/ electrical & sewer dump already in place. A lower building pad is ready for a secondary suite or shop, with engineered fill meeting load-bearing and compaction standards. Pad can be extended 30 ft wider, w/ engineered retaining wall drawings already completed. A new pull-in access has been started at the bottom of the property, with permit in place for a culvert for access from Carrs Landing Rd. This property is on city water w/ ad...



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