



## 15524 Barkley Road Lake Country British Columbia

Lake Country North West

**\$1,250,000**



Live the Lake Country Lifestyle Dream. Private acreage with lake, vineyard, and mountain views. Wind down the private driveway to your home that is adjacent to the famous O'Rourke Family Winery and minutes to 50th Parallel Winery, along with Predator Ridge/Sparkling Hills. Estate-sized property ideal for building your family's dream home. The current home, built in 1992, features soaring ceilings and a wood-burning fireplace in the lakeview living room. Main floor kitchen plus 2 bdrms + 1 bath. Upstairs, a primary bdrm+ensuite. Newer carpets. Cherry wood floors. Roof updated in 2014. The electric furnace with heat pump was replaced in 2014, and the H/W tank was replaced in 2018. 2-car garage. Lower level features a big rec room, 2nd kitchen, 1 bdrm, and bathroom that could be turned into an in-law suite. Lake-fed water with a pump that feeds a cistern that holds 3000 gallons. Original septic. Gas on the road. Easy to install or add propane. Room to add outbuildings and a pool, tennis/pickleball court. The current house is livable; the owners only use the lower-level kitchen. Being sold; As Is, Where Is condition, and in need of substantial updates. Or start over and build your dream home at the end of this lovely private driveway. The current owners love the wildlife sightings, room to let the family roam, and the quiet location that is less than 20 mins to all the City of...



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