



## 17131 Coral Beach Road Lake Country British Columbia

Lake Country North West

**\$1,187,000**



2400 sq.ft+ semi-lakeshore home in the prestigious Coral Beach area of Carrs Landing! This home offers 4 beds and 3 baths across 2 levels of living space, making for a great year-round residence. Upon entering the home, you are greeted with a spacious foyer, a large double-car oversized garage w/ workshop space in the back, and full bathroom, a recreation room, and 2 bedrooms. Upstairs, there is a large living room with a gas fireplace to make for a cozy space, an open dining room, and a spacious kitchen with an emphatic center wood island with access to an awning covered lake-view balcony that has been revitalized with new decking and railings. The west-facing views are perfect for the picturesque summer sunsets in the Okanagan. There is another bedroom upstairs serviced by a full bathroom, and a master bedroom with a w/i closet, ensuite bathroom, and another balcony! The backyard is flat and fully fenced, perfect for your kids or dogs, and contains a sizeable shed with its own power (perhaps a conversion to a bunkhouse) with a loft space. There is a small garden/fruit plot with various berries alongside a herb garden. 8-zone programmable irrigation for lower maintenance. The extra-wide driveway could allow for RV/boat parking. New upgrades include 2022 blinds, a 2013 roof, and more. This home is within a minute's walk to the Coral Beach boat launch, two dog beaches, a tenn...



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