



# 11375 Reiswig Road Lake Country British Columbia

\$1,299,000

Welcome to Lake Country and bask in what Okanagan living has to offer. A .45 acre corner lot, fully fenced with a black chain link fence and has 3 access points and secured by a gate. This beautiful FLAT mature lot, walking score is 10 on a flat lot is well treed with fruit and nuts and many perennials. The main house is a centrally air conditioned 3 bedroom rancher with 3 bathrooms, sunroom and a wrap around deck. ""Legal Carriage House"" lucrative B@B possibilities. This mortgage helper boasts 9"" ceilings, cozy wood stove, 1 spacious bedroom, 1 bathroom, laundry, living room, open kitchen/dining area, walkout from the double doors to the yard. Large storage room attached. Double garage 24' x 24' electric heat, 220 amp supply for a welder. R/I for H2O and Plumbing. -The Well is 100' deep pumps 30 gallons pm, artesian flow pumps 20 gallons pm. UPDATES: Gas Furnace, Roof and Gutters, Duplex HWT, Certified Wood Stove in Living Room, Beautiful hardwood floors. Lovely Park directly across the road as well as one a block away at t Wood Lake beach is just steps away, enjoy the Ultimate Lake Lifestyle...bring your boat or swim for miles. The infamous rail trail is just minutes away which allows you to walk around the lakes and enjoy the stunning vistas. Kelowna International Airport and UBC are just a 5 minute drive away. INVESTOR'S NOTE: This vibrant area is changing and the OCP Official City Plan allows for high density zoning so future development is possible. (id:6769)

Storage 20'0" x 12'0"

4pc Bathroom Measurements not available

Living room 15'0" x 14'0"

Kitchen 14'0" x 14'0"

Bedroom 13'0" x 9'0"

Storage 12'0" x 10'0"

Bedroom 20'0" x 9'0"

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Workshop 24'0" x 24'0"

Sunroom 10'0" x 19'0"

4pc Ensuite bath Measurements not available

Bedroom 18'0" x 10'0"

Primary Bedroom 14'0" x 12'0"

Kitchen 12'0" x 12'0"

Dining room 11'0" x 12'0"

Living room 21'0" x 13'0"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

**stilhavn**  
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