



# 11375 Reiswig Road Lake Country British Columbia

\$1,249,000

Welcome to Lake Country situated halfway between Kelowna and Vernon and Experience what Okanagan living has to offer!! This 0.45 acre corner lot is fully fenced with black chain link that has 3 access points and is secured by a gate. This beautiful FLAT mature lot has a walking score of 10. Mature trees include fruit and nuts and many perennial shrubs and plants. The main house is a centrally air conditioned 3 bedroom Rancher with 3 bathrooms. Sunroom has a walkout to a wrap around deck. ""Legal Carriage House"" offers lucrative rental 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, 400 amp supply to the property, R/I for H2O and Plumbing. The Well is 100' deep, pumps 30 gallons pm, artesian flow pumps 20 gallons per minute. UPDATES INCLUDE: Hardiplank Siding, Gas Furnace, Roof and Gutters, HWT, Certified Wood Stove, hardwood floors. Lovely Park directly across the road as well as one a block away. Wood Lake beach is just steps away, enjoy the Ultimate Lake Lifestyle...bring your boat or swim for miles. Kalamalka Lake is a quick drive as well. 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. (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

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 18'0" x 12'0"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

**stillhavn**  
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