



# 12857 Oyama Road Lake Country British Columbia

\$1,199,000

3400+ sq.ft. 3 bedroom, 3 bathroom home on 0.45 acres in the coveted Oyama area of Lake Country! This grade-level entry home offers a great family-friendly layout, with the main floor offering a large kitchen with breakfast nook, formal dining room, large living room with fireplace, and a master bedroom with private balcony, double closets and a full ensuite. Sunroom off of the kitchen space that opens to the backyard. Additional bedroom serviced by a full bathroom. Large deck off of the main living space to enjoy the west-facing views, great for seeing Wood Lake below and to enjoy the sunsets. Private backyard space is spacious and useable, with a large deck space w/ gazebo, and several tiered lawn spaces. Lots of room for the kids, dog, and more. The property backs onto agricultural land and is very quiet. Large shed in the back for storage/yard-equipment. The lower level of the home has another large family room, bedroom, full bathroom, recreational room, separate kitchen, and a large double car garage. There is also a workshop/storage off the main garage, which is great if you need space to work or tinker in. Great opportunity to acquire nearly half an acre in this family-friendly community surrounded by peaceful agricultural operations. The 3400+ sq.ft. home has enough room for the family, but gives flexibility with a lower kitchen for a potential suite if desired. New roof in 2023!! (id:6769)

- Storage 3'6" x 7'5"
- Foyer 8'2" x 23'5"
- Foyer 32'10" x 3'10"
- Recreation room 20'2" x 14'4"
- 3pc Bathroom 8'7" x 7'5"
- Bedroom 13'2" x 13'3"
- Family room 17'4" x 20'8"
- Kitchen 17'0" x 17'0"
- Sunroom 19'3" x 9'6"
- Dining nook 11'10" x 8'6"
- 3pc Bathroom 8'11" x 10'7"
- 5pc Ensuite bath 8'6" x 8'11"
- Bedroom 12'2" x 11'6"
- Primary Bedroom 13'9" x 13'2"
- Kitchen 19'1" x 14'0"
- Dining room 11'0" x 11'0"

Listing Presented By:



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Laundry room 7'0" x 10'8"

Living room 17'3" x 19'3"