



# 13076 Porter Drive Lake Country British Columbia

\$859,000

Welcome to your perfect downsizing dream in the highly sought-after 55+ community of Cadence. This immaculately maintained, one-level home offers comfort, style, and low-maintenance living. This home features a desirable split-bedroom floor plan, bright open-concept layout with beautiful maple engineered hardwood floors & custom tiles. The spacious kitchen offers ample cabinetry, beautiful updates, generous counter space and a seamless flow into the dining and living areas-- The cozy living room is anchored by a warm fireplace and large windows. Many upgrades and updates. The primary ensuite has heated floors and has been beautifully renovated. The second bathroom offers convenient dual access, making it ideal for guests. Murphy bed included. Additional highlights - transom windows, a double car garage and a 6 foot crawl space provides exceptional storage options. Enjoy the private backyard covered patio, shade rollers and thoughtfully landscaped surroundings--perfect for relaxing or entertaining. Cadence offers a vibrant lifestyle with their community pool, as well as nearby walking trails. The community is pet-friendly - most larger dogs welcome (with some restrictions). This is a rare opportunity to enjoy easy, single-level living in a welcoming and well-maintained community. Low cost heating and cooling Geo Loop Fee of \$96.77 includes maintenance schedule. Priced well below assessed value. The measurements are from Matterport & BC Assessment. Please verify if important. (id:6769)

Laundry room 8'11" x 8'10"

Foyer 6'1" x 18'9"

Full bathroom 10' x 7'

Bedroom 10'1" x 11'5"

Full ensuite bathroom 8'8" x 8'10"

Other 5'2" x 7'7"

Primary Bedroom 12'10" x 11'2"

Living room 16'5" x 13'9"

Kitchen 17'8" x 19'1"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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