



13145 Shoreline Drive Lake Country British Columbia

\$1,149,000

Welcome to this walk-out Rancher at The Lakes. Whether you have a family, are a young professional or looking to simplify as an empty nester, this home offers space to grow into or retire in. At approximately 3,000 sq ft, the main floor is open & bright with vaulted ceilings & oversized windows bringing in natural light & views. A stand-out feature of this home is its sense of space & privacy. Rather than backing onto other homes, the property looks out to trees with mountain views beyond the back fence which leads to the playground & basketball court. The covered balcony extends the living area outdoors & is the backdrop to enjoying warm Okanagan days & relaxed evenings. The Lakes is known for its welcoming community feel, ideal for families or those settling into a quieter pace of life. Active living is right outside your door with the Okanagan Rail Trail nearby for walking, running or cycling & three lakes -- Kalamalka, Wood & Okanagan -- offering opportunities to paddle, cruise, fish or surf. Hiking Spion Kop is accessible from the neighborhood & the beach is only minutes away. Bus stops are very close & Turtle Bay Crossing offers everyday amenities. New AC 2025, new toilets, paint & all carpets/underlay replaced in 2022. The basement has roughed-in plumbing for a kitchen or wet bar & the back yard could accommodate a pool & hot tub. A well-located home offering views & easy access to the Okanagan lifestyle. Click BROCHURE for more information on the home & community. (id:6769)

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|--------------------------------|--------------------------------|
| Storage 4'11" x 4'8" | Other 22'11" x 22'11" |
| Recreation room 17'10" x 13'5" | Laundry room 8'3" x 7'5" |
| Den 14'3" x 10'4" | 4pc Bathroom 10'11" x 4'11" |
| Utility room 9'0" x 5'5" | Bedroom 13'4" x 10'11" |
| Recreation room 17'10" x 13'5" | 5pc Ensuite bath 12'8" x 8'10" |

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Bedroom 10'11" x 10'11"

Kitchen 14'6" x 11'4"