



13574 Moberly Road Lake Country British Columbia

\$1,225,000

NEW DETACHED SHOP WITH SUITE INCLUDED (full build start to finish, see plans in photos). Step into the warmth and character of this authentic log home, perfectly perched to capture panoramic lake views from both decks. Enter through the double doors to vaulted ceilings framing the views and a floor-to-ceiling stone fireplace that makes the great room a showstopper. The updated kitchen features new countertops, appliances, and flooring, and the cozy dining space flows seamlessly into the living room. The primary bedroom opens directly onto the balcony, perfect for morning coffee with a view. Downstairs you'll find a third bedroom (ensuite roughed in), a refreshed bathroom, and a family room where you can cozy up by the wood stove surrounded by cedar beams. This home is beautifully updated and move-in ready; at this price a new HVAC package is included, worth about \$15,000. An attached woodshop offers space for creative projects, while abundant parking and a brand new 24x24 detached garage with an A-frame suite above are fully included in the purchase. Set within a region known for world-class wineries and luxury estates, this property also includes a large unused parcel across the road ready for your big ideas. A true blend of craftsmanship, warmth, and Okanagan lifestyle; your Carr's Landing sanctuary awaits. (id:6769)

Storage 9'4" x 6'9"	Recreation room 18'8" x 12'9"
Other 6'11" x 5'8"	Other 11'3" x 4'1"
Primary Bedroom 18'7" x 12'7"	Bedroom 11'0" x 9'10"
Storage 18'11" x 17'3"	3pc Bathroom 7'5" x 9'10"
Storage 9'5" x 6'9"	Bedroom 19'1" x 10'11"
Storage 11'4" x 12'3"	Dining room 18'5" x 11'10"
Laundry room 8'2" x 12'4"	Kitchen 18'5" x 13'8"
3pc Bathroom 10'1" x 6'6"	Living room 17'9" x 28'7"
Other 5'3" x 14'4"	

Listing Presented By:



Originally Listed by:
Vantage West Realty Inc.

<http://www.teaganadams.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.