



13938 Moberly Road Lake Country British Columbia

\$1,890,000

OPEN HOUSE, AUGUST 23, Saturday, 11 - 1PM. This custom-built home sits on a 1.9-acre private lot with panoramic views of Lake Okanagan. The open-concept main floor features slate and hardwood flooring, a kitchen with Silestone countertops, a spacious walk-in pantry, and a mudroom/laundry area with a half bath. The living room has a floor-to-ceiling fireplace, vaulted ceilings, and large windows showcasing the lake. A 585 sq. ft. deck includes a hot tub overlooking the view. The primary suite offers private deck access, a walk-in closet, and a spa-like ensuite with double sinks. Another flexible room on the main floor can be used as a bedroom, den, or dining room. Heated floors run throughout the main level. Downstairs, radiant in-floor heating continues with a family room, bar area, theatre room, additional bedroom, and a one-bedroom in-law suite with a separate entrance, ideal for extended family or guests. The property also includes RV parking and has been approved for a garage with a carriage house. Additionally, all of the lower part of our property is an engineered fill which is designed, placed, and inspected under engineering supervision to meet specific load-bearing and compaction standards and ready for future construction. (id:6769)

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|-----------------------------|--------------------------------|
| Utility room 9' x 10' | 4pc Ensuite bath 10'3" x 11'2" |
| 4pc Bathroom 5' x 10' | Other 11'10" x 7' |
| Recreation room 14' x 32' | Primary Bedroom 15'2" x 14' |
| Bedroom 8'2" x 11'11" | 4pc Bathroom 6' x 12' |
| Recreation room 22'3" x 15' | Living room 18'1" x 14'4" |
| Bedroom 15'1" x 11' | Kitchen 11'2" x 14'6" |
| 3pc Bathroom 5' x 10' | Pantry 8' x 5'3" |
| Media room 13'8" x 13' | Laundry room 14'1" x 9'1" |
| Den 9'7" x 11'2" | Foyer 7' x 11'6" |
| Bedroom 9'11" x 12' | |

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