



# 13938 Moberly Road Lake Country British Columbia

\$1,895,000

This custom built home is perched on a private 1.9-acre lot with panoramic views of Lake Okanagan. The open-concept main floor features slate & hardwood flooring, vaulted ceilings, & a floor-to-ceiling fireplace, w/large windows framing stunning lake views. The kitchen is equipped with Silestone countertops, spacious walk-in pantry, & a mudroom/laundry area w/ a convenient half bath. Heated floors run throughout the main level, & a 585 sq. ft. deck w/ a hot tub allows you to soak in the scenery. The primary suite offers private deck access, a walk-in closet, & a spa-like ensuite with double sinks. Another full bdrm, bthrm with access to the deck & a flexible room on the main floor serving as a bdrm, den, or dining rm. Lower level also has radiant in-floor heating, family rm, bar area, theatre rm, additional bdrm, full bthrm & a 1-bedroom in-law suite w/ separate entrance/parking. The private road is slated to be paved this spring & RV parking w/ electrical & sewer dump already in place. A lower building pad is ready for a secondary suite or shop, with engineered fill meeting load-bearing and compaction standards. Pad can be extended 30 ft wider, w/ engineered retaining wall drawings already completed. A new pull-in access has been started at the bottom of the property, with permit in place for a culvert for access from Carrs Landing Rd. This property is on city water w/ additional functional Well which is ideal for outside irrigation. Your piece of paradise awaits! (id:6769)

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

Listing Presented By:



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<http://www.petrina.ca/>

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Foyer 7' x 11'6"

Den 9'7" x 11'2"

Bedroom 9'9" x 11'2"