



11581 Rogers Road 202 Lake Country British Columbia

\$649,800

Live the Okanagan lifestyle just 50m from the beach! This stylish 3-bedroom, 2.5-bath townhome offers unbeatable access to Wood Lake -- leave your paddleboard inflated and simply walk across the street to beach access. The main level features a spacious, light-filled layout with 9ft ceilings and a large kitchen designed for entertaining. Enjoy quartz countertops, tile backsplash, upgraded gas range, built-in pantry storage, and oversized bar seating for 5-6. The kitchen and living room are both wired for wall-mounted TVs for a clean, modern look. Step out front to a covered deck with BBQ alcove and gas hookup, or relax on the private rear patio in the sunshine, backing onto a grassy area -- perfect for kids or pets. A convenient powder room completes the main floor. Upstairs, 9ft ceilings continue along with three bedrooms. The primary suite offers a large walk-in closet with opening window and a private ensuite. The 4 piece main bathroom includes a comfortable soaker tub. Electrolux side-by-side laundry with storage above is ideally located on the bedroom level. Downstairs, the double tandem garage features durable epoxy floors plus a dedicated workshop or extra storage area. An exceptional opportunity to own steps from the lake, close to trails, parks, and everyday amenities -- beachside living at its best. (id:6769)

4pc Bathroom 8'0" x 5'1"
 Bedroom 8'1" x 13'0"
 Bedroom 9'0" x 16'6"
 4pc Ensuite bath 7'11" x 5'6"
 Primary Bedroom 11'6" x 11'9"
 Foyer 5'1" x 9'1"

Other 17'3" x 38'5"
 Utility room 4'11" x 13'10"
 2pc Bathroom 5'1" x 4'7"
 Kitchen 13'7" x 11'8"
 Dining room 11'9" x 7'3"
 Living room 17'4" x 20'1"

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.

Listing Presented By:



Originally Listed by:
 REMAX Kelowna

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

stilhavn
 REAL ESTATE SERVICES

**Stilhavn Real Estate Services
 Okanagan**

#100 - 3200 Richter Street,
 Kelowna, BC,

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