



10250 Dee Lake Road Road 27 Lake Country British Columbia

\$399,900

Dreaming of a cottage on the lake? This one is only a 45-minute drive from Lake Country! This share sale allows you exclusive use of cottage #27 at Dee Lake Resort! Dee Lake is part of a chain of four lakes that offer excellent hunting, fishing, and year-round recreation. This WATERFRONT 2 bed/2 bath cabin is furnished, vacant, and ready for you to turn-the-key! The main floor was constructed with solid maple hardwood flooring and showcases stunning views of the lake. You will find the master bedroom, primary bathroom, dining area, and kitchen on this floor. The open concept kitchen has a convection propane range and a microwave with an inverter system. Upstairs you will find a beautifully renovated loft with storage space and a second bedroom complete with an ensuite and small walk-in-closet! The cabin could sleep 6 adults. This cabin was framed in 2002, finished in 2008, and the upstairs renovated in 2023. All cottages at Dee Lake Resort are required to be rented out at least two weeks of the year and are not intended to be lived in year-round. Dee Lake Resort is farther than 15km from any population of 10k and should be exempt from the new B.C. short-term rental restrictions. Cap Rate calculated at 4.66% at current list price and using income + expense data from 2023. Tom Scott makes no warranties or representations on the correctness, accuracy, or reliability of the supplied data. Measurements are approximate and should be verified by buyers if important. (id:6769)

Loft 10' x 17'

2pc Bathroom 4' x 4'

Bedroom 9' x 12'

Dining room 8' x 9'

Living room 15' x 11'

Kitchen 9' x 7'

3pc Bathroom 6' x 6'

Primary Bedroom 10' x 9'

Listing Presented By:



Originally Listed by:
Century 21 Executives Realty Ltd

<http://tom-scott@c21.ca/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
shannonstyles@gmail.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.