



# 11451 Etheridge Road 3 Lake Country British Columbia

\$715,900

Welcome to Lakeside Estates-Remarkable Okanagan Living. UNDER CONSTRUCTION-Estimated MOVE IN FEBRUARY 2025. TH#3-B1 Floor Plan w/ 3 Bedrooms+Large Den+2.5 Baths. 1591sf indoor living, 265sf patio space+444sf double side-by-side garage (w/roughed-in wire for EV chargers) that fits a truck. Plus large driveway for extra parking. TH#3 has a large walk-in closet w/barn door in primary bedroom, ensuite has a large walk-in shower+2 sinks. Blinds, Navien on-demand hot water system, all appliances incl. a natural gas range, and electric fireplace included. Outdoor living is a priority at Lakeside Estates. Includes fenced front patio yard/entrance, perfect for lounging, pets and kids-the first of 3 patios in the home! You'll be welcomed home to sunshine filtering in from sliding glass doors of the 2 patios, one on either side of your living space (patio off the kitchen AND patio off the living area) Home has spacious layout and features hints of Modern+West Coast design elements with the lake lifestyle right at your doorstep! Quick access to internal walkways, perfect for your pets! Only 200m from Wood Lake, quick access to Rail Trail. Close to Marinas, Boat Launch, Beasley Park, Beaches, Dog Beach, Tennis Courts, shopping+dining nearby. Close to Okanagan Lake and Kalamalka Lake access. Only 10 mins to Kelowna Airport+15 mins to UBCO. Location gives you benefits of a lakeside vacation with conveniences of city amenities. Disclosure Statement available. GST Applicable. (id:6769)

Partial bathroom Measurements not available

Living room 15'4" x 14'0"

Dining room 10'0" x 8'10"

Kitchen 14'0" x 12'6"

Bedroom 9'6" x 9'11"

Bedroom 9'7" x 10'0"

3pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Primary Bedroom 12'0" x 11'0"

Den 12'0" x 10'0"

Listing Presented By:



Originally Listed by:  
Fortune Marketing Realty Inc.

**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.