



# 3935 Eagle Bay Rd. Road 1 Eagle Bay British Columbia

\$599,000

Eagle Bay Landing has been pumping out Good Times since 1995! Rare offering here. Executive waterfront townhouse boasts a double wide floor plan with much more light, fresh flow-through breezes from both sides and panoramic lake views from 2 floors and 2 balconies spanning almost 72 ft. combined! Whether upstairs or down, you are encompassed with the super natural beauty of Shuswap lake from every room! This rare offering gets you the best unit in the building by far. Strata fees are 777.00 per month and include the waterfront wharf and Private Buoy, Sewer (community Septic) and water, a delightful community garden area, fire pit and boat trailer parking in the back 40. Modern upgraded sewer system has been bought 'n paid for already. Year round occupancy permitted too. Quick Possession will get you and your boat in the water for summer 2024. Motivated vendor so don't be shy with your offer. Click on the Virtual Tour. All measurements are approx and taken from Matterport camera and should be verified. (id:6769)

- 3pc Bathroom 9' x 5'7"
- Bedroom 15'6" x 9'6"
- 3pc Ensuite bath 7'8" x 6'
- Primary Bedroom 12'5" x 12'9"

- 2pc Bathroom 5' x 5'6"
- Kitchen 12' x 9'6"
- Dining room 8'8" x 12'5"
- Living room 19'5" x 12'5"

Listing Presented By:

Originally Listed by: Stonehaus Realty (Kelowna)

<http://nancybellsold.com/>



Royal

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