



# 10460 SHERMAN Drive Lake Country British Columbia

\$997,000

Perfectly positioned in one of Lake Country's most sought-after neighbourhoods, this home is designed for every stage of life. Walk to the elementary, middle & high schools, hop on the rail trail just steps away, and enjoy nearby parks & amenities in a location that truly grows with you. Thoughtfully laid out with 5 bedrooms, 3.5 bathrooms & an exceptional floor plan, the home balances everyday function with inviting spaces to gather. The bright main level features expansive windows framing picturesque valley views, & an open-concept living, dining & kitchen area. The island kitchen offers abundant cabinetry, quality appliances & direct access to the covered deck, perfect for outdoor dining and evening sunsets. Upstairs holds three bedrooms together, including a generous primary retreat with walk-in closet & ensuite. The fully finished lower level adds two more bedrooms plus a family room with built-in theatre (projector & screen), flexible rec space, and easy suite potential -- ideal for extended family or extra income. Outside, the yard is flat, professionally retained & beautifully landscaped with irrigation, an above-ground pool, covered patio & gazebo -- a private setting built for relaxing and entertaining. Add in a welcoming, close-knit neighbourhood where kids play outside and neighbours know each other by name, and you've got a home that's hard to match. (id:6769)

|                                |                          |
|--------------------------------|--------------------------|
| Bedroom 10'7" x 12'11"         | 3pc Bathroom 8'9" x 4'0" |
| Laundry room 6'6" x 8'0"       | Bedroom 12'10" x 11'9"   |
| 3pc Bathroom 4'11" x 8'2"      | Mud room 5'6" x 12'11"   |
| 4pc Ensuite bath 10'6" x 11'7" | Kitchen 10'5" x 12'11"   |
| Primary Bedroom 13'0" x 16'11" | 2pc Bathroom 2" x 11'7"  |
| Bedroom 10'4" x 11'11"         | Foyer 10'5" x 7'8"       |

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Listing Presented By:



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Royal

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Bedroom 11'7" x 10'7"