



# 10809 Sherman Drive Lake Country British Columbia

\$899,900

Neighboring both the iconic Rail Trail and top local schools, this spacious Lake Country property with breathtaking views truly offers something for everyone. Upon entry, the attention to detail is clear, with large, attractive tiles spanning the entryway, leading into the open-concept main floor. Gleaming laminate floors run throughout, with numerous large windows bathing the space in natural light. The kitchen features quartz countertops, stainless steel appliances, a handsome backsplash, and ample white shaker cabinetry. This home is packed with upgrades for comfort and energy efficiency, including R24 wall insulation, Telus fibre optic high-speed internet, a 280 CFM exhaust fan in the main bathroom, and newer low-E argon vinyl windows throughout. The new furnace and upgraded water heater ensure year-round comfort, while the new patio door (2019) enhances the living space. Step outside to the expansive wrap-around covered deck—ideal for dining and entertaining. Two guest bedrooms share a gorgeous full bathroom with a rain shower. The primary suite boasts a 2-piece ensuite. Below, a self-contained basement suite with a separate entrance offers excellent income potential. The suite features a large kitchen, two bedrooms, and a full bathroom. An attractively landscaped yard with a detached, heated shed provides privacy and a great spot for kids and pets. Come see this fantastic property today. (id:6769)

Utility room 6'9" x 4'3"  
Storage 3'0" x 4'4"  
Storage 2'11" x 9'8"  
Recreation room 11'1" x 21'9"  
Laundry room 10'11" x 19'0"  
Primary Bedroom 9'7" x 11'1"  
Living room 13'4" x 19'3"  
Kitchen 10'11" x 9'11"

Bedroom 9'4" x 8'10"  
Bedroom 9'4" x 10'2"  
3pc Bathroom 4'10" x 8'9"  
2pc Bathroom 4'4" x 5'10"  
Kitchen 10'11" x 9'11"  
Bedroom 11'0" x 11'7"  
Bedroom 10'11" x 9'11"  
Full bathroom 7'0" x 7'0"

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