



# 11441 Reiswig Road Lake Country British Columbia

\$1,530,000

**DEVELOPER & INVESTOR ALERT!** This is the opportunity you've been waiting for! Situated on an incredible 0.75-acre flat lot, this prime property is just steps from parks and beaches in a highly sought-after location. The Official Community Plan (OCP) designates this area for high-density redevelopment, making it an ideal investment. Currently zoned RU1, this property offers redevelopment potential, especially when assembled with neighbouring parcels on Reiswig Road – inquire today for more details! The existing 3-bedroom, 3-bathroom home was substantially renovated in 2010, featuring an updated kitchen, heated flooring, and updated windows. Additional upgrades include a new roof (2018) and 200 Amp service. This home also features a separate entrance, making it suitable for secondary living space or make a few adjustments for a fully self contained secondary suite. The massive outdoor living space is fantastic for entertaining, with a beautiful wood fireplace, gravelled fire pit, garden boxes and lots of space for storage. Car enthusiasts and hobbyists will love the customized Harley Davidson-inspired powered shop, complete with water, ductless heat & AC, and a 14ft overhead door. Tons of space for all your toys! This is a rare investment opportunity in a prime redevelopment zone! (id:6769)

Laundry room 8'6" x 5'11"

Living room 24'7" x 6'11"

Bedroom 9'8" x 10'1"

4pc Ensuite bath 11'11" x 6'4"

Primary Bedroom 15'4" x 12'4"

4pc Bathroom 8'6" x 5'2"

Workshop 38'0" x 25'0"

Bedroom 11'11" x 12'7"

4pc Bathroom 8'11" x 7'8"

Family room 31'9" x 23'10"

Dining room 11'5" x 13'5"

Kitchen 10'0" x 13'0"

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