



# 12812 Shoreline Drive Lake Country British Columbia

\$1,289,000

Tucked into a beautiful setting, backing onto beautiful hiking trails, this warm and welcoming 5 bedroom + den, 3 bath rancher walk-out has been lovingly cared for by its original owners. With charming curb appeal, a spacious driveway and an oversized triple garage, this home is as practical as it is inviting. Step inside to an open-concept main level with high ceilings, rich hardwood floors, a cozy gas fireplace and a bright dining area perfect for gathering with family and friends. The kitchen is the heart of the home, featuring a large granite island, dark-stained maple cabinetry and plenty of space for cooking and entertaining. Just off the main living area is a covered deck, where you can relax and take in the tranquil nature setting; private, peaceful and the perfect place to unwind. The main level offers 3 bedrooms including a sprawling primary bedroom with patio access, a walk-in closet, and a spa-like ensuite with a deep tub and tiled walk-in shower. Downstairs, the fully finished basement--completed with permits--provides even more room to spread out with a spacious rec room, two generous bedrooms, a home office and a quality finished bathroom. Thoughtful extras like wiring for security & sound wiring and hook up for a hot tub make this house as comfortable as it is functional. With a private backyard, serene views and updates like a new AC (2024) and hot water tank (2023), this home is ready to welcome its next family! (id:6769)

- |                               |                                |
|-------------------------------|--------------------------------|
| Utility room 30'11" x 12'6"   | Kitchen 12' x 13'11"           |
| Office 16' x 9'5"             | Foyer 10'1" x 11'9"            |
| Bedroom 12'1" x 10'8"         | Dining room 13'4" x 8'7"       |
| Bedroom 11'11" x 10'9"        | Primary Bedroom 15'11" x 17'1" |
| 3pc Bathroom 7'11" x 5'3"     | Bedroom 15'9" x 11'4"          |
| Recreation room 35'7" x 22'5" | Bedroom 10' x 13'5"            |
| Living room 16'6" x 15'5"     | 4pc Ensuite bath 8'8" x 11'2"  |
| Laundry room 9'11" x 7'6"     | 4pc Bathroom 10' x 10'11"      |

Listing Presented By:



Originally Listed by:  
Stilhavn Real Estate Services

<http://lorachristy.com/>



Royal

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