



# 13961 Moberly Road Lake Country British Columbia

\$1,600,000

Welcome to Serenity in Lake Country! Set on 2.4 private acres with sweeping lake views and salt water pool. This beautifully updated 3 bedroom, 3 bathroom + Den home, offers the perfect blend of privacy, Okanagan lifestyle, and future potential. With room for a detached garage and possible carriage house, the opportunities here are endless. The outdoor space is truly exceptional, featuring a saltwater pool with newer liner, fully refurbished hot tub, outdoor shower, gazebo, wood-burning fire pit, & expansive covered decking with seamless glass railings -- all designed to take in the stunning surroundings. Garden lovers will appreciate 26 irrigated garden beds with individual controls, 18-zone irrigation system, mature plum, apple & cherry trees, plus multiple storage and garden sheds. Inside, the home offers a functional & updated layout with a beautiful modern new kitchen, generous bedrooms, a main floor office, fully finished basement, and a versatile bonus room above the garage that could serve as a 4th bedroom. The spacious primary suite includes a walk-in closet with built-ins & an ensuite featuring double sinks & dual showerheads. Additional updates include windows (2019), renovated bathroom, updated flooring, heating & AC, on-demand hot water, full radon mitigation system, city water with exceptional pressure, underground electrical service, and more. A rare opportunity to own a private acreage retreat with incredible views, resort-style amenities, and room to grow. (id:6769)

- Storage 5'11" x 5'4"
- 4pc Bathroom 9'8" x 7'6"
- Other 10'6" x 8'8"
- Bedroom 15'6" x 13'11"
- Bedroom 16'8" x 14'1"
- 4pc Ensuite bath 14'2" x 10'8"
- Primary Bedroom 10'2" x 11'4"
- Laundry room 11'11" x 6'6"
- Office 12'5" x 12'
- Family room 14'2" x 13'6"
- 2pc Bathroom 8' x 6'9"
- Foyer 8' x 7'
- Dining room 20'5" x 11'0"
- Living room 18' x 11'0"

Listing Presented By:



Originally Listed by:  
CIR Realty



Royal

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Recreation room 22'6" x 13'9"

Kitchen 15'11" x 10'10"

Storage 13'5" x 8'5"