



# 11451 Etheridge Road 16 Lake Country British Columbia

\$750,900

Welcome to Lakeside Estates-Remarkable Okanagan Living. MOVE IN MARCH 2025! Home is UNDER CONSTRUCTION- Estimated Completion March 31, 2025. TH#16-A2 Floor Plan w/ 3 Bedrooms+Large Den+2.5 Baths. 1715sf indoor living, 233sf patio space+405sf double side-by-side garage (+w/roughed-in wire for EV chargers). PLUS a large driveway. TH#16 has a large walk-in closet w/barn door in primary bedroom, ensuite has a tub/shower+vanity w/quartz countertops. Blinds, Navien on-demand hot water system, appliances, a natural gas range, +electric fireplace included. Outdoor living is a priority- Incl. entry-level terrace with large den perfect for home office, gym or extra guests+ large storage. You'll be welcomed home to bright sunshine filtering in from the sliding glass doors of 2 patios, one on either side of your living space, (patio off the kitchen AND patio off the living area!) Home has a spacious layout+features hints of Modern+West Coast design elements w/the lake lifestyle right at your doorstep! Quick access to internal walkways, perfect for your pets! 200m from Wood Lake, quick access to Rail Trail, Marinas, Boat Launch, Beasley Park, Beaches, Dog Beach, Tennis Courts, shopping+restaurants nearby. Close to Okanagan Lake+Kalamalka Lake access. Only 10 mins to Kelowna Airport+15 mins to UBCO, location gives you the benefits of a lakeside vacation w/conveniences of city amenities. Disclosure Statement available. +GST/Applicable Tax (id:6769)

2pc Bathroom Measurements not available

Kitchen 13'9" x 13'0"

Dining room 10'6" x 9'0"

Living room 15'6" x 14'5"

Bedroom 9'4" x 9'7"

Bedroom 9'10" x 9'11"

3pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Primary Bedroom 12'0" x 11'0"

Den 12'0" x 10'0"

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