



# 11451 Etheridge Road 2 Lake Country British Columbia

\$710,900

Listing Presented By:



Originally Listed by:

Fortune Marketing Realty Inc.

Welcome to Lakeside Estates-Remarkable Okanagan Living. MOVE IN THIS FALL! Home is UNDER CONSTRUCTION-Estimated Completion Oct 31/2024. TH#2-B1 Floor Plan w/ 3 Bedrooms+Large Den+2.5 Baths. 1591sf indoor living, 265sf patio space+444sf double side-by-side garage (w/roughed-in wire for EV chargers) that fits a truck. Plus a large driveway for extra parking. TH#2 has a large walk-in closet w/barn door in primary bedroom, ensuite has a large walk-in shower+2 sinks. Blinds, Navien on-demand hot water system, all appliances incl. a natural gas range, and electric fireplace included. Outdoor living is a priority at Lakeside Estates. Includes a lush entry-level terrace+fenced front yard area. You'll be welcomed home to bright sunshine filtering in from the sliding glass doors of the 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 and features hints of Modern+West Coast design elements with the lake lifestyle right at your doorstep! Quick access to internal walkways, perfect for your pets! Only 200m from Wood Lake, quick access to Rail Trail. Close to Marinas, Boat Launch, Beasley Park, Beaches, Dog Beach, Tennis Courts, shopping+delicious restaurants nearby. Close Okanagan Lake and Kalamalka Lake access. Only 10 mins to Kelowna Airport+15 mins to UBCO, the location gives you the benefits of a lakeside vacation with/the conveniences of city amenities. Disclosure Statement available. GST Applicable (id:6769)



Royal

**LePage Kelowna**

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2pc Bathroom Measurements not available

Kitchen 14'0" x 12'6"

Dining room 10'0" x 8'10"

Living room 15'4" x 14'0"

Bedroom 9'6" x 9'11"

Bedroom 9'7" x 10'0"

3pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Primary Bedroom 12'0" x 11'0"

Den 12'0" x 10'0"

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