



# 11451 Etheridge Road 3 Lake Country British Columbia

\$715,900

Listing Presented By:



Originally Listed by:  
Fortune Marketing Realty Inc.



Royal

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Welcome to Lakeside Estates-Remarkable Okanagan Living. UNDER CONSTRUCTION-Estimated MOVE IN FEBRUARY 2025. TH#3-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 large driveway for extra parking. TH#3 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 fenced front patio yard/entrance, perfect for lounging, pets and kids-the first of 3 patios in the home! You'll be welcomed home to sunshine filtering in from 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 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+dining nearby. Close to Okanagan Lake and Kalamalka Lake access. Only 10 mins to Kelowna Airport+15 mins to UBCO. Location gives you benefits of a lakeside vacation with conveniences of city amenities. Disclosure Statement available. GST Applicable. (id:6769)

Partial bathroom Measurements not available

Living room 15'4" x 14'0"

Dining room 10'0" x 8'10"

Kitchen 14'0" x 12'6"

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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