



3225 Shannon Lake Road 30 Westbank British Columbia

\$349,900

Front-and-rear access on one lot is the hard thing to find in a park. A 9' gate at the front. A 12' gate at the rear alley. Drive straight through. With 45' of frontage. Back the boat in off the lane. Pull the trailer through without a three-point turn. Park under a carport running 13'8" wide and 29' feet deep, covered end to end, with driveway beside it for everything that follows. Then close the gate and leave all of it behind a fully fenced line. The yard is landscaped front and back and holds through the season -- not a strip of gravel behind a home, but the part of the property people remember on the drive out. A workshop sits at the rear. Room for the RV, the boat, the toys and the projects that come with them, and still room for a covered patio and a table that stays out all summer. Inside is 1,112 square feet that reads larger than the number. Vaulted wood ceilings and skylights over a 12'8" x 14'4" living room. A kitchen with room to cook in. A twenty-nine foot flex room at one end that becomes whatever the year asks of it -- primary suite, second living room, studio, office. Three bedrooms. Central air, forced-air natural gas, municipal water, public sewer, mountain views, all appliances included. Pad rent \$590. Quiet position at the end of the road, all ages, minutes to Shannon Lake, golf, schools and Highway 97. You already know what you would put back there. That is usually the tell. (id:6769)

Workshop 10'1" x 12'0"

Bedroom 24' x 13'8"

Foyer 16'0" x 5'3"

Bedroom 9'4" x 7'3"

Kitchen 14'4" x 12'8"

3pc Bathroom 8'0" x 7'0"

Primary Bedroom 11'4" x 10'0"

Living room 12'8" x 14'4"

Listing Presented By:



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