



3328 Roncastle Road Blind Bay British Columbia

\$1,175,000

Facing Westward with amazing views of Shuswap Lake & a wall full of windows so you can enjoy every moment of every spectacular sunset, this custom built 3 Bed/3 Bath European-style Chalet awaits! Crafted with quality Post & Beam construction from #1 Grade straight-grain Fir, it features exposed beams & wood detailing throughout, vaulted ceilings, a balcony/deck that stretches the width of the house, a fieldstone n/g fireplace, & central air! Kitchen has custom cabinets, new (2024) tile backsplashes, S/S appliances, gas stove & an island with breakfast bar. 3 pc main floor Bath has new vanity & tiling (2024). Primary Bedroom Suite in Loft boasts a 5 pc Ensuite with clawfoot soaker tub, bidet toilet & double vanity. Unique hexagonal Sunroom opens to both lake view balcony & a South-facing sun deck. Media Room features French doors to a covered patio, as well as a built-in sound system, with 3 rooms on main floor wired to play separately or together. Lower level has a separate entrance giving it Suite potential : Kitchen has just been finished (June 2024), Dining Room is ready, & shower in the 3 pc Bathroom is newly tiled (2024). Beautifully landscaped 1.4 acre property is has u/g sprinkler system, fire-pit, & access to trails on Crown Land behind it. Double detached garage has power & light. O/H doors are 9'w x 7'h. Garden shed. Paved driveway is newly sealed. Parking for 28' RV. Close to beaches, marinas, trails, golf & amenities. 10 minutes drive from TCH at Balmoral. (id:6769)

Listing Presented By:



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Royal

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Loft 14'6" x 9'5"

5pc Ensuite bath 11'6" x 11'6"

Primary Bedroom 14'6" x 14'

Storage 10' x 6'

Utility room 5' x 3'

Other 8' x 7'6"

3pc Bathroom 11' x 6'

Bedroom 12' x 10'

Laundry room 12' x 6'

3pc Bathroom 6' x 6'

Sunroom 12' x 11'

Media 13' x 13'

Foyer 8' x 6'

Kitchen 14' x 14'

Dining room 14' x 10'

Living room 15' x 15'

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Bedroom 13' x 12'5"

Dining room 14'8" x 9'

Family room 16' x 13'