



# 7730 Columbia Drive Anglemont British Columbia

\$675,000

This spectacular turnkey 4 bedroom / 2 full bath home is uniquely located on the 7th hole of Anglemont Estates Golf Course. Relax on one of 3 sundecks, or in the privacy of your own hot tub while taking in the amazing Shuswap Lake and mountain views. The main floor features a functional open concept kitchen, dining and living room, making it easy to entertain guests. Completing the main floor are 2 large bedrooms, 1 full bathroom, and an extra large wrap around sundeck to take in the sweeping views. Upstairs you'll find 2 more large bedrooms complemented with tongue and groove vaulted ceilings, and another good sized balcony to stargaze from. The walkout basement has a spacious family room with pellet stove, another full bathroom, a storage room, and a humongous laundry/pantry room that could easily be converted to a full kitchen if you wanted to suite the basement for an in-law suite or mortgage helper. Substantially renovated in 2010, new vinyl plank flooring and sundeck boards installed May 2024, brand new \$24,000 Tosot heat pump and 5 heads in August 2023, new hot water tank May 2021, appliances new 2011, pellet stove new 2010, roof installed in 2000 with 40 year shingles. This home has a connection for your own generator to be on its own breaker panel to provide power to the whole house during an outage. Close to everything the Shuswap has to offer like golfing, boating, hiking, snowmobiling, ATVing, swimming, hunting and biking. Book your showing today! (id:6769)

Listing Presented By:



Originally Listed by:  
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Bedroom 13'10" x 12'2"

Bedroom 12'5" x 12'2"

Family room 25'9" x 16'6"

3pc Bathroom 9'9" x 7'2"

Laundry room 18'2" x 13'7"

Storage 7'6" x 6'

Dining room 9'9" x 8'5"

4pc Bathroom 9'5" x 4'11"

Bedroom 13'1" x 8'9"

Primary Bedroom 11'7" x 11'7"

Kitchen 9'9" x 8'

Living room 17'7" x 16'2"

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