



# 7803 MAWDSLEY LANE Procter British Columbia

\$749,900

Discover the year-round charm of the Kootenays with this 3-bedroom, 2-bathroom home situated on the West Arm of Kootenay Lake. Enjoy panoramic views through the vaulted floor-to-ceiling windows or from the wrap-around deck. Built in 1985, the interior retains its original character, offering you the opportunity to embrace its vintage appeal or update it to create the ultimate modern retreat or seasonal getaway. The main floor has a well-organized layout, featuring the master bedroom, a spacious bathroom, laundry, a functional kitchen, and inviting living and dining rooms. Upstairs, you'll find two additional bedrooms, a full bathroom, and an open second living or family room. Alternatively, the lower living space provides a perfect haven for the younger members of the family with a dedicated TV room and games room. Whether you're seeking a permanent residence or a seasonal retreat, this property accommodates diverse lifestyles. The lot offers 62' of flat, easily accessible shoreline in a quiet, small community. Explore the untapped potential and numerous offerings of this property by delving and contact your REALTOR? 1/2 today to arrange a private tour. (id:6769)

Full bathroom Measurements not available

Loft 18'3 x 19'2

Bedroom 9'11 x 11'7

Bedroom 9'11 x 11'7

Family room 12'7 x 17'4

Recreational, Games room 12'7 x 15'4

Workshop 13'5 x 26

Kitchen 9 x 12

Dining room 9 x 12'6

Living room 18'6 x 19'2

Primary Bedroom 11'8 x 13

Full bathroom Measurements not available

Foyer 6'11 x 7'4

Listing Presented By:



Originally Listed by:  
Coldwell Banker Rosling Real Estate  
(NELSON)

<http://www.chrisnoakes.ca>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.