



# 13976 Moberly Road Lake Country British Columbia

\$2,495,000

Nestled into the mountainside, this custom 4 bed/3 bath Timber Frame Hybrid Milled log home sits on a 1.9 acre setting with unobstructed breathtaking views of Okanagan Lake. The main floor showcases an inviting open-concept layout that combines a spacious kitchen, dining room and living room flooded with natural light from expansive windows, 2 bedrooms, 3pc bath and laundry area. A large wrap around deck provides numerous lounging areas, perfect for entertaining guests and watching the setting sun. The upper floor features a spacious area perfect for a den/office with gorgeous views out to the lake and access to the primary suite/ensuite through a large custom sliding barn door. The lower level features a versatile living space equipped with a large garage-style glass door that seamlessly blends the indoor space with an outdoor setting creating the perfect spot for hosting events, a full kitchen, another bedroom, bath and an additional laundry room - all ideal for extended stays, a suite or an Airbnb accommodation. The spacious and flat property features an RV pad with 60-amp service, water, sewer, and cable hookup ensuring convenience for guests, and a storage shed for equipment. Ample space is available for parking extra toys, with potential for further development. Private with no through road, close proximity to 5 boat launches, 3 beaches and 7 wineries, golf course, Spion Kop trails, all enhancing the appeal and unparalleled setting of this picturesque location. (id:6769)

- Den 12'3" x 12'8"
- Recreation room 34'6" x 23'9"
- 4pc Ensuite bath 12'3" x 8"
- Laundry room 8'6" x 6'2"
- Primary Bedroom 16'9" x 15'9"
- Bedroom 11'6" x 11'7"
- Utility room 11'4" x 5'8"
- Bedroom 9'5" x 10'
- Storage 11'2" x 15'6"
- 4pc Bathroom 4'11" x 7'11"
- Bedroom 11'11" x 15'11"
- Dining room 12'5" x 13'10"
- Laundry room 9'0" x 8'3"
- Kitchen 11'5" x 11'10"

Listing Presented By:



Originally Listed by:  
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Full bathroom 7'10" x 7'7"

Living room 16'6" x 23'8"