



# 7725 MAWDSLEY LANE Procter British Columbia

\$1,100,000

Discover prime waterfront living in this beautifully renovated 1.5-story home, nestled on a quiet no-through road in Procter. This three-bedroom, two-bathroom gem has undergone extensive upgrades, including a stunning new kitchen with stainless steel appliances, quartz countertops, custom cabinetry, and elegant lighting. The open-concept main floor opens onto a large covered deck and offers wonderful lake views. Upstairs, the spacious primary bedroom features a walk-in closet and a newly remodelled ensuite. Additional recent upgrades include but are not limited to new doors and windows throughout, new decking with pot lights and metal railings, a metal sunscreen, a new pellet stove, vinyl plank flooring, and in-floor electric heating in the kitchen and bathrooms. The home also boasts beautiful fir beams on the deck and carport, along with new composite siding. The .42-acre lot offers ample additional usable land across the road. The front yard has a manicured lawn, a new concrete patio, fruit trees, and berry bushes. A large two-bay garage, an extra tall carport, in-ground sprinklers, new water lines, a new septic system, a security system, and a new concrete sidewalk from the garage around the home plus a fantastic dock with composite decking. If you're seeking a move in ready waterfront home that offers year-round recreation, this property is ideal. Located just minutes from Balfour and the main lake, you can enjoy hiking, fishing, biking, golf, kayaking, and more. (id:6769)

Bedroom 14'3 x 7'8

Primary Bedroom 14'11 x 16'11

Ensuite Measurements not available

Other 11'7 x 17'7

Dining nook 12'3 x 8'9

Living room 12'1 x 23'6

Dining room 13 x 13'3

Bedroom 10'3 x 9'8

Kitchen 16'11 x 9'9

Full bathroom Measurements not available

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