



# 12812 Shoreline Drive Lake Country British Columbia

\$1,289,000

Tucked into a beautiful setting, backing onto beautiful hiking trails, this warm and welcoming 5 bedroom + den, 3 bath rancher walk-out has been lovingly cared for by its original owners. With charming curb appeal, a spacious driveway and an oversized triple garage, this home is as practical as it is inviting. Step inside to an open-concept main level with high ceilings, rich hardwood floors, a cozy gas fireplace and a bright dining area perfect for gathering with family and friends. The kitchen is the heart of the home, featuring a large granite island, dark-stained maple cabinetry and plenty of space for cooking and entertaining. Just off the main living area is a covered deck, where you can relax and take in the tranquil nature setting; private, peaceful and the perfect place to unwind. The main level offers 3 bedrooms including a sprawling primary bedroom with patio access, a walk-in closet, and a spa-like ensuite with a deep tub and tiled walk-in shower. Downstairs, the fully finished basement--completed with permits--provides even more room to spread out with a spacious rec room, two generous bedrooms, a home office and a quality finished bathroom. Thoughtful extras like wiring for security & sound wiring and hook up for a hot tub make this house as comfortable as it is functional. With a private backyard, serene views and updates like a new AC (2024) and hot water tank (2023), this home is ready to welcome its next family! (id:6769)

Utility room 30'11" x 12'6"	Kitchen 12' x 13'11"
Office 16' x 9'5"	Foyer 10'1" x 11'9"
Bedroom 12'1" x 10'8"	Dining room 13'4" x 8'7"
Bedroom 11'11" x 10'9"	Primary Bedroom 15'11" x 17'1"
3pc Bathroom 7'11" x 5'3"	Bedroom 15'9" x 11'4"
Recreation room 35'7" x 22'5"	Bedroom 10' x 13'5"
Living room 16'6" x 15'5"	4pc Ensuite bath 8'8" x 11'2"
Laundry room 9'11" x 7'6"	4pc Bathroom 10' x 10'11"

Listing Presented By:



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Stilhavn Real Estate Services

<http://lorachristy.com/>



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