



## 2551 Shoreline Drive 204 Lake Country British Columbia

\$499,000

Modern 2 bed, 2 bath + Den This beautiful 2 bed + den (or 3rd bedroom) home offers peaceful surroundings, modern updates, and unbeatable convenience at Lake Country's Sitara on the Pond. Enjoy an open-concept layout with a breakfast bar and seamless flow into the bright dining area and living room. Recent updates include new flooring, fresh paint, modern lighting and a new HVAC & heat pump unit--move-in ready! The private deck overlooks Pollard's Pond (turned ice-skating rink in winter!) and the large pool--perfect for relaxing morning coffee with serene views. The primary suite offers resort-style ease with plenty of space, natural light, and ensuite access. The second bedroom is spacious with access to the second full bath. Features include in-suite laundry, central heating/cooling, 9 foot ceilings, one secure underground parking stall, an extra visitor parking spot and a storage locker. This pet- and rental-friendly complex has an outdoor pool, hot tub, gym and social room in a quiet, beautifully landscaped location with hiking trails and bird watching in your backyard. An unbeatable location: minutes from 3 lakes, highly sought-after Davidson Elementary plus 3 more schools, Turtle Bay Marina, shopping, and the famous Rail Trail for biking. Spion Kop offers panoramic hiking trails. Nearby are wineries, cafes, orchards, and local farms. Bonus: UBCO, YLW, Predator Ridge Golf Course, and Sparkling Hill Spa are just 15 minutes away. (id:6769)

4pc Ensuite bath Measurements not available

Primary Bedroom 12'0" x 11'3"

Bedroom 10'10" x 11'7"

Laundry room 3'5" x 4'5"

Den 10'7" x 7'3"

Full bathroom Measurements not available

Foyer 4'5" x 5'2"

Dining room 9'4" x 10'11"

Living room 14'2" x 13'8"

Kitchen 9'10" x 9'1"

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