



# 11524 Bottom Wood Lake Road 4 Lake Country British Columbia

\$238,000

PRICED BELOW ASSESSED VALUE. Located in the 55+ Sunny Acres Mobile Home Park, this 2-bedroom + den, 1-bath home sits on a private lot with mature trees, a fenced yard, garden beds, and a covered patio. The home features a functional layout with a large kitchen, breakfast bar seating, and appliances including an LG fridge, Frigidaire electric range and dishwasher. The sunken living room has a bay window and ceiling fan. The dining area is open to the kitchen and living space. Laundry area includes upper cabinets, a Kenmore dryer, and Amana washer. The den has laminate flooring, three windows, a separate entrance, and can be used as an office, storage, or hobby space. The primary bedroom has a large closet and private access to the 4-piece bathroom. The second bedroom includes a double-door closet. Outside offers a covered carport, parking for two additional vehicles, and a storage shed. Located near Wood and Kalamalka Lakes, this home offers easy access to parks, trails, transit, and nearby shops and wineries in Lake Country. Quick possession available. (id:6769)

Primary Bedroom 10'7" x 12'4"  
Laundry room 5'9" x 7'9"  
Kitchen 13'5" x 8'8"  
Living room 13'5" x 18'0"  
Dining room 13'5" x 8'6"

Den 11'10" x 11'8"  
Den 11'6" x 9'0"  
Bedroom 10'1" x 7'10"  
4pc Bathroom 7'4" x 7'9"

Listing Presented By:



Originally Listed by:  
Unison Jane Hoffman Realty



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