

**Behroyan & Associates Real Estate
Services Ltd.**

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**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

13405 Shoreline Drive, Central Okanagan, BC, V4V 2W3, Canada

MLS®# 10176333



Property Value	\$969,000
Type	House
Year Built	2017
Taxes	\$4,141 (2018)
Living Area	3,022 sq.ft.
Lot Frontage	62 ft
Lot Depth	121 ft
Lot Size Area	7,884 sq.ft.
Bedrooms	4
Bathrooms	4 full & 1 half

Description

Stunning 4 bedroom, 4 bathroom lake-view home at "The Lakes" in Lake Country. Built in 2017 by award-winning Gibson Contracting, this contemporary home boasts incredible lake-views, a LEGAL 1 bedroom suite, and an open and bright layout with a beautiful deck. 2 bedrooms + den (10' x 10', easily made to an additional bedroom) up, with a master bedroom and 5-piece ensuite with views of Wood Lake below. Open kitchen with quartz countertops and stainless steel appliances that leads to the Dining Room and expansive Great Room. Gorgeous, private deck with natural gas BBQ hookup outside to enjoy the morning sun and unparalleled lake-views. Additional 1 bedroom and bathroom down for the main living space with a separate entrance. Self-contained 1 bedroom LEGAL suite with sound-proofed walls and separate entrance for a quiet, no-hassle mortgage helper. Currently renting for \$1300 a month + 30% utilities on a fixed term contract. Just over a year old, with the majority of home warranty remai