

3434 Lumby Mabel Lake Road, Lumby BC

\$1,950,000



### MABEL LAKE WATERFRONT ESTATE

752ft of Private waterfront and beach and 17 acres of natural privacy! Custom built 4062 sq.ft. home designed for busy family life, friends, entertaining or corporate retreat with nanny suite and guest accommodation. Quality craftsmanship throughout. Serene lake views from floor to ceiling windows on both levels. Stunning open concept living with 28ft post and beam fir ceilings, stone fireplace, family size dining area with crystal chandelier and superior kitchen with stainless appliances and large island. Screened summer room with lofty beamed ceilings, gas fireplace plus large lake view sundeck for easy outdoor living. Family and guests will settle into the walk-out level with 2 full kitchens, living areas & private screened patio. Double garage and generous parking. Outdoor bath for beach traffic! Lawns for play and room for trampolines or even tennis court!

Mabel Lake is a rare all-season playground with watersports, salmon fishing, hiking, ATVing plus endless winter sports. The Okanagan lifestyle just 1 hour to Vernon, 1.15 hours to Kelowna, 6.5 hours to Calgary and 5.5 hours to Vancouver.





**Specifications**

Price \$1,950,000	MLS® # 10133386
Neighborhood Lumby	Year Built 2009
Zoning NU	Lot Size 17.79 acres
Lot Frontage 752' Water Frontage	Home Size
Total Square Footage 4062 square feet	Main Level 2031 square feet
Lower Level 2031 square feet	Bedrooms 8
Bathrooms 5	Taxes \$5,401 (2016)
Services Hydro, Propane, Telecommunications, Septic, Well Water	



## Features

### THE PROPERTY

- Private, serene and natural! 17 Acres with small creek, on the south side of Mabel Lake (property on both sides of road)
- 752' of Waterfront – boardwalk to the lakeside deck and beach area
- Beautifully landscaped! Extensive flower gardens, rock walls (one curved 20 foot high rock wall, one 12 foot rock wall and two 6 foot rock walls) and paths intertwine lawn areas and blend into the setting
- Convenient outdoor storage and full bath for beach traffic
- Generous parking plus RV hook-up with stairs to the lake

### THE HOME

- Designed for luxurious comfort and enjoyment of your large or extended family and lingering summer guests. Ideal for a corporate retreat too! Sun-filled open design main floor with 28ft beamed fir ceilings & floor to ceiling windows to bring in the lake views. Lower level has level walk-out to the lakeside and includes recreation rooms, guest accommodation and nanny suite with private entrance.
- 8 bedrooms, 5 baths, 3 kitchens, 3 living areas
- HardiePlank exterior and asphalt shingle roof, timber-frame accents, hand crafted 10' high interior doors
- Dual electric forced air furnaces plus heat pump, central air conditioning
- Drilled well with Kinetico water system in place, two hot water tanks, hot water on demand, alarm and shut off system for water and sewer
- 3 Fireplaces (2 propane, 1 wood),
- Security system with video cameras and away lights, central vacuum, satellite television, two TV's with entertainment systems, built-in speakers on main level and in screened room
- Hardwood, travertine & slate tile and carpet floors, granite counters, 10 ceiling fans, 3 crystal chandeliers and crystal glass door knobs
- Appliances include: 3 Fridges, 3 stoves (one European 6 burner propane), 1 freezer, 3 dishwashers, trash compactor, front loading washer/dryer
- Decks and patios for sun and shade plus large screened summer room extending the main living area with 20' beamed fir ceiling and propane outdoor fireplace. Second large screened room off the lower level with same lake view
- Rough-in for water sprinklers in roof, rough-in for hot tub connection
- Double garage
- Electric wrought iron gates (ready to be installed), stored in garage

### MAIN LEVEL

- Impressive lake views from the 28' post and beam great room featuring a rock wall with wood fireplace, mantel, TV and built-in shelving for entertainment system
- Dining area with built-in China storage, elegant chandelier and access to the screened summer room for easy outdoor dining
- Entertainment-sized gourmet kitchen with solid maple cabinets, soft close drawers, granite counters, walk-in pantry and quality stainless steel appliances. Large island with propane range/oven, built-in wine rack and mini drink fridge
- Lake views from the master suite complete with ensuite featuring soaker tub, tile & glass shower, his & her sinks and walk-in closet (see the built-in desk & window for a quiet work area with a garden view)
- Second Bedroom with tub/shower combination ensuite
- Powder room with laundry tucked in the closet



LOWER LEVEL

- Solid fir and glass staircase
- Entertainment/guest areas with generous sitting/games space and wonderful lake views, 5 bedrooms, full kitchen and bath with tub/shower
- Nanny/guest suite with full kitchen, sitting area, bedroom, bath with tub/shower combination and private entrance through screened patio



