

15796 McDonagh Road, Lake Country, BC

\$999,000

**GORGEOUS KALAMALKA & WOOD LAKE VIEWS!**

Enjoy wonderful views of both Kalamalka and Woods Lake or take the 5 minute walk to the beach and rail-trail in Lake Country! This favorite Lake Country neighbourhood consists of newer family homes, with elementary school within walking distance. The .2 acre yard is meticulously landscaped and fenced - ready for children and pets. Room for a pool too! Designed to take in lake views from both levels, this custom level entry home offers an open floor plan with vaulted ceilings, spacious covered deck and patio, five bedrooms and three baths. The lower level features family/games room with fireplace and wet-bar! A boutique 'Salon' with private entrance would be easily converted to guest/nanny suite! Many features- Hickory soft close cabinets, in-floor heat, built-in speakers, security, central vac, high efficiency furnace with zoning , humidifier, heat pump and central air. Heated triple garage with hot/cold water, built-in air compressor system and cabinets. Lots of level parking!



Specifications

Price \$999,000	MLS® # 10161643
Neighborhood Lake Country	Year Built 2006
Zoning RU1	Lot Size .2 acres
Lot Frontage 78.74'	Lot Depth 111.5'
Home Size	Total Square Footage 3065 square feet
Main Level 1675 square feet	Lower Level 1390 square feet
Bedrooms 5 + den	Bathrooms 3
Taxes \$4,190 (2017)	Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water



Features

THE PROPERTY

- Large beautifully manicured 78.74' x 11.5' (.2 acre) lot boasts gorgeous sweeping views of both Kalamalka and Wood Lakes and the valley!
- Private backyard stone patio with lake and mountain views!
- Great location just 5 minutes' walk to the beach, rail-trail and elementary school
- Fully fenced backyard with gated side driveway for storage behind fencing. Fencing sections can be easily removed for backyard access. Room for a pool!
- Underground irrigation on timer
- Extra-wide driveway with removable basketball hoop

THE HOME

- Sweeping lake and valley views from both levels of this sprawling custom ranch style home with walkout lower level! 5 Bedrooms plus den and large family/games room.
- HardiePlank and stucco siding with brick accents, asphalt shingle roof
- Two stage high efficient gas furnace with humidifier and variable speed blower, two zone HVAC, high efficiency heat pump, central air conditioning, two hot water tanks (one for the hydronic in-floor heat in lower level and garage), instant hot water, electric in-floor heat (main level baths), 2 gas fireplaces, flood protection system water shut off & email alert
- Built-in speakers and wired for exterior deck speakers, security system, central vacuum with kick vac in kitchen
- Solid hickory custom cabinets with soft-close drawers, dimming light systems in upper bedrooms
- Solid core interior doors with bearing hinges, interior walls and lower level ceiling insulated for sound dampening
- Hardwood, tile and carpet flooring
- Appliances include: fridge, stove, dishwasher, microwave, washer & dryer, fridge in wet bar (electric or gas option for stove and dryer)
- Large partially covered upper deck with glass railing and gas BBQ outlet
- Large covered patio with outlets for hot tub & gas BBQ and wired for outdoor speakers and TV
- Spacious storage/garden shed accessible from the outside

GARAGE

- Oversize heated triple garage with tandem parking for third vehicle, boat or toys!
- 30 amp 240v circuit, floor drain, built-in air compressor, built-in upper cabinets, epoxy seal coated floor, sink with hot/cold water,
- Ceiling hoist system for kayaks

MAIN LEVEL

- Tiled entry with coat closet
- Great room design living area with vaulted ceiling and walls of view windows! Floor-to-ceiling stone-faced gas fireplace in the living room
- Spacious dining area surrounded by lake and valley views with access to deck
- Fabulous kitchen with hickory cabinets and under-cabinet lighting, large island with raised eating bar and built-in wine rack, walk-in pantry and built-in workstation
- Beautiful views from the master bedroom with private access to the deck, trayed ceiling with mood lighting and walk-in plus linen closets! The ensuite features a soaker tub with separate shower and under cabinet rope lighting with motion sensor
- Two additional bedrooms and bath with tub/shower combination



- Laundry doubles as the garage entrance complete with coat closet, built-in cabinets with counter, sink and room for your freezer

LOWER LEVEL

- Huge family and games room with wet bar opens to the covered patio and hot tub. Two-way gas fireplace and built-in shelving in the family room and the games area is set-up for your pool table
- Studio/bedroom with private access and walk-in closet (currently used as a salon)
- Additional bedroom and den/office both with closets
- Bath with shower and linen closet



