

Listing Crossproperty Client Full

1711 Lumby Mable Lake Road, Lumby, VOE 2G6 Price: **\$675,000**
 MLS® #: **10187691** Status: **Active** PID: **027-069-486** ADOM: **124**
 Zone: **North Okanagan** Sub Area: **LV - Lumby Valley**

Price Reduced



General Information

Prop Type: **Single Family Residential** Year Built: **2008**
 Type Dwell: **Single Family w/Acreage** Yr Blt Dsc: **Approximate**
 Style/Story: **Rancher w/Bsmnt** Shop/Den: **Yes/Yes**

<u>Layout</u>	<u>Finished Floor Area</u>
Beds: 2	Main: 2112
Full Baths: 3	Above Main:
Half Baths: 0	Below Main:
En Suite: 3-PCE	Basement: 247
Ttl Baths: 3	Total: 2359

Lot Information

Frontage: **731**
 Depth: **1000**
 Irregular:
 Acres: **14.5**
 Wtr Frmt:
 Wtr Infl:
 View: **View, Mountain View**

Parking

Prk Cov: **8** RV Park: **Yes**
 Prk Uncov: **8** Add Prk: **Yes**
 Prk Spcs: Carport: **Double**
 Grg Opt: **Triple**
 Grg Dsc: **Attached**

Features

Rentals: Yes	B&B: No	Pets: Yes
Fireplace:	Bsmnt: Full/Separate Entrance, Walkout/Partially Finished	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Vinyl	Heat/Cool: Electric Baseboards, In-Floor (Water)	
Water: Well	Fuel: Electricity, Wood	
Fencing:	Outside Area:	
Pool Type:	Sewage: Septic	
Equip/Appl: Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings		
Flooring: Ceramic Tile, Hardwood		
Structures: Covered Deck, Deck, Patio(s)		
Exterior Feat: Private Yard		
Interior Feat: Drywall, Island, Jetted Tub, Smoke Detector(s), Vacuum Built-In		
Site Infl: Park Setting, Private Setting, Quiet Area, Recreation Nearby, Rural Setting, Treed Site, Wooded Area		

Rooms

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Kitchen	L1	16X18	Dining Room	L1	12X15	Living Room	L1	15'8X16'8
Master Bedroom	L1	13'2X17'2	Ensuite - Full	L1	11'7X7'8	Walk in closet	L1	9'1X10'2
Bathroom - Full	L1	7'10X13	Bedroom	L1	11'1X14'10	Den / Office	L1	13'5X17'2
Foyer	L1	6X11	Laundry	L1	8X6	Bootroom	L1	4X8
Deck	L1	11'4X13	Deck	L1	16X12	Bathroom - Full	B	6X12

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$3,177.00** Tax Yr: **2018**
 Title Held: **Freehold** Terms Sale:
 Trades:
 Legal Dsc: **Lot A, Sec 13, Twn 40, ODYD, Plan KAP83826**

Remarks

Dtl Loc: **From Lumby, North on Mable Lake RD, cross the Shuswap River bridge a little past and on the right.**
 Pub Rmks: **Extremely Well Built 4200+ sqft home on nearly 15 acres only minutes from town. Private with no neighbours in sight & just across from the beautiful Shuswap river this 2/3 bedrm, 3 bath w/ living on main is ideally built for the location. Wrap around sundecks, open floor plan, hardwood & tile flooring, built-in speaker huge kitchen w/ dual stand-up fridge/freezer, large island & cabinet space that goes on & on. The Master has a massive walk-in closet, ensuite with steam shower, French doors leading to it's own covered sundeck area engineered for Hottub. The entire basement is an oversized 3 bay garage w/ 12ft ceilings, w/ styrofoam insulated concrete floors, finished bathrm, & tons of storage. A quality build 2nd to none & thought out right!!! All fir plywood (no OSB), wood fire boiler in floor radiant heat on both levels means on highly efficient heating, electric baseboard backup, 1800 gal cistern, 200 Amp service & there is even a concrete pad wired & plumbed for a detached shop.**

Information Deemed Reliable But Cannot Be Guaranteed.