



## Lush & Lovely Lake View



It is so easy to fall in love with this immaculate lake view home, located just minutes from town in a quiet Vesuvius neighbourhood. Providing an ideal situation for those seeking a bright, thoughtful and flexible home layout, with convenient main floor living, warm wood floors and trim, a spacious chef's delight kitchen and views from all primary rooms. Expansive space in main bedroom with a propane fireplace, lavish ensuite, lake view and sweet sun deck. The lower level has a separate entry with an in-law suite for guests, teens or B&B, and also enjoys the prettiest view. The sweet sunroom is the perfect spot to enjoy a meal when you aren't relaxing on the lovely deck or in the most inspiring and lush courtyard garden, loaded with colourful perennials and zen pond. Other outdoor bonuses include separate veggie garden, fenced small orchard, grape arbour, potting shed, greenhouse. Throw in a double garage and many more outstanding features and tick all those boxes!


\$998,000

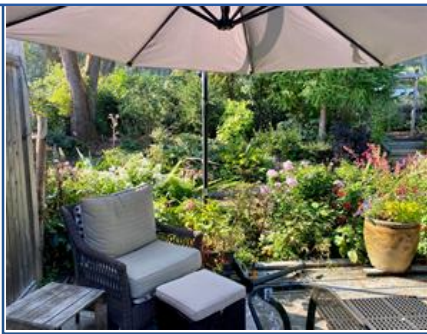
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		Rooms						Listing Summary			
		RoomType	Level	Dim/Pcs			MLS@: 855567	List Price: \$998,000			
		Bathroom	Lower	3-Piece			<b>Status:</b> Active	<b>Orig Price:</b> \$998,000			
		Bathroom	Lower	3-Piece			<b>Sub Type:</b> SF Det	<b>Sold Price:</b>			
		Bedroom	Lower	11'x12'			<b>Taxes:</b> \$4,286	<b>Pend Date:</b>			
		Dining/Living Combo	Lower	9'x15'			<b>2020 Asmt:</b> \$970,000	<b>Strata Fee:</b>			
		Kitchen-Additional	Lower	9'x15'				<b>Title:</b> Freehold			
		Bathroom	Main	5-Piece							
		Bathroom	Main	2-Piece							
		Bathroom	Main	2-Piece							
		Bedroom	Main	13'x13'							
		Dining Room	Main	12'x14'							
		Entrance	Main	8'x7'							
		Kitchen	Main	11'x12'							
		Living Room	Main	25'x18'							
		Mast Bdrm-Additional	Main	25'x28'							
		Master Bedroom	Main	27'x16'							
		<b>Rooms Summary</b>									
			Lower	Main	Second	Third			Other		
<b>Fin SqFt</b>			1,020	2,198							
<b>Beds</b>			1	3	0	0			0		
<b>Baths</b>			2	3	0	0			0		
<b>Kitchens</b>			1	1	0	0	0				
<b>Layout:</b>		Main Level Entry with Lower Level(s)									
<b>Bedrms:</b>	4	<b>Kitchens:</b>	2								
<b>Baths Tot:</b>	5	<b>Fireplaces:</b>	2								
<b>Bth 2Pce:</b>	2	<b>Storeys:</b>									
<b>Bth 3Pce:</b>	2	<b>Fin SqFt:</b>	3,218								
<b>Bth 4Pce:</b>	0	<b>Unfin SqFt:</b>	836								
<b>Bth 5Pce:</b>	1	<b>Bed &amp; Brk:</b>	Potential								
<b>Ens 2Pce:</b>	0	<b>Addnl Acc:</b>									
<b>Ens 3Pce:</b>	0	<b>Basement:</b>	8' / Partially Finished, Walk-Out Access								
<b>Ens 4+Pce:</b>	0	<b>FP Feat:</b>	Living Room								
<b>App Incl:</b>											
<b>Intr Ftrs</b>	Closet Organizer, Dining Room, Winding Staircase, Wine Storage										
<b>Building Information</b>		<b>Frnt Faces:</b>	S		<b>Bldg Style:</b>						
<b>Built (est)</b>	1994	<b>Lgl NC Use:</b>			<b>Bldg Warr:</b>						
<b>Oth Equ:</b>					<b>EnerGuide Rtg/Dt:</b>						
<b>Const Mt:</b>	Wood				<b>Cool:</b>	None					
<b>Ext Feat:</b>	Balcony/Patio, Fencing: Partial, Water Feature				<b>Heat:</b>	Baseboard, Electric, Heat Pump, P					
						<b>Roof:</b>	Asphalt Shingle				
						<b>Fndn:</b>	Poured Concrete				
						<b>Accss</b>					
<b>Lot/Strata Information</b>		<b>Lot Size</b>	43,996sqft / 1.01ac			<b>Dims (w/d):</b>					
<b>Prk Type:</b>	Attached, Garage Double				<b>View:</b>	Lake					
<b>Water:</b>	Cooperative		<b>Waste:</b> Septic System		<b>Services:</b>						
<b>Lot Feat:</b>	Private										
<b>Complex:</b>			<b>Prk Tota</b> 5		<b>Rent Alld?:</b>						
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b>		0		<b>Yng Ag Alld?:</b>						
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>				<b>Pets Alld?:</b>						
<b>SqFt Pat:</b>	<b>Suites/Bldg</b>				<b>BBQs Alld?:</b>						
<b>SqFt Strg:</b>	<b>Floors/Bldg</b>										
<b>Gnd/Top?</b>	<b>Lvls/Suite:</b> 2										
<b>Shrd Am:</b>					<b>Unit Incl:</b>						



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