



**JANE HOFFMAN**  
REALTY

HOME ON LARGE 0.6 ACRE LOT ON WOOD LAKE - 2 TITLES



**PROUDLY MARKETED BY JANE HOFFMAN**

***11810 Willett Road***  
***Lake Country, BC***

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## DETAILS

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**Address** 11810 Willett Road  
Lake Country, BC

**Bedrooms** 5  
**Bathrooms** 2 Full  
**Finished Area** 2301 sq. ft.

## SPECIFICATIONS & FEATURES

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**Lot Size** 0.6 Acre, 380 ft. x 102 ft.  
**Water Frontage** 380 ft.  
**Water** Well  
**Sewer** Septic Tank  
**Views** Lake, Mountain, Valley  
**Main Level** 1643 sq. ft.  
**Upper Level** 658 sq. ft.

**Year Built** 1956  
**Exterior** Stucco  
**Roof** Metal, Tar & Gravel  
**Heating** Electric Baseboards  
**Fireplace** 1 Fireplace  
**Garage/Driveway** Detached Workshop, Covered  
Parking for 4 Cars  
**Foundation** Concrete

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### Room Sizes - Main Level

Kitchen: 15 10 x 4  
Dining Room: 13 5 x 12 9  
Family Room: 24 11 x 12 11  
Living Room: 12 4 x 11 6  
Bedroom: 10 6 x 8 8  
Bedroom: 10 10 x 7 6  
Bathroom: Full

### Inclusions

- Electric oven
- Microwave
- Dishwasher

### Room Sizes - Upper Level

Primary Bedroom: 24 3 x 11 5  
Full Bathroom: 8 8 x 7 4  
Bedroom: 13 1 x 17  
Bedroom: 13 x 8 6

*Note:* Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.



## WELCOME TO 11810 WILLETT ROAD

Exceptional waterfront opportunity along the shores of Wood Lake in Lake Country, BC.

This property is divided into two large lots each offering their own title.

Enjoy a total of approximately 0.60 acres, 300 ft. of waterfront, a 2300 sq. ft. home, and a licensed dock.

One of the lots has the main residence consisting of a 5 bedroom, 2 bath home perfect for enjoying year-round or as a summer retreat for the family.

On the other lot is a spacious out building. Future possibilities : Re-build and have a guest/carriage home on the separate lot.

At the water's edge take advantage of easy access to the water from the large dock which features a boat slip and sea-doo lift.

Wood Lake has access to Kalamalka Lake, convenient access to "rail trail" for biking/walking, a short hop to nearby restaurants and amenities.

**Listing Agent - Jane Hoffman** | Contact [jane@janehoffman.com](mailto:jane@janehoffman.com) or 250-866-0088























## **EXCEPTIONAL FEATURES**

- Enjoy life on the lake from this well cared home, some renovations
- Large lot offering 0.60 acres of usable land and direct walkout access to the lakeside
- Approximately 380 ft. of lake frontage
- Large licensed wharf system with 1 boat lift and 1 seadoo lift
- Over 2300 sq. ft. residence which boasts 5 bedrooms and 2 bathrooms great for year round living or for a summer retreat
- Close proximity to all of Lake Country amenities
- Lots of activities in the area which includes the rail trail for miles of scenic walking/biking
- Very private residence surrounded by mature landscaping
- Backyard features an inviting lakeside patio with hot tub and easy access to wharf system

## **Main Floor**

### **Kitchen/Dining Room**

- Lakeside kitchen surrounded by the stunning views of Wood Lake
- Lots of natural light throughout
- Recently renovated carpet flooring in the dining room
- Cozy fireplace, lots of cabinetry

### **Living Room**

- Large window captures the lakeviews
- Carpeted flooring
- Open design with the main living areas

### **3 Bedrooms**

- Three bedrooms on the main floor
- Carpeted flooring

## **Above Main Floor**

### **Primary Bedroom**

- Lakeview bedroom with access to private balcony
- Closet, carpeted flooring and ceiling fan

### **Bedroom #5**

- Positioned to take advantage of the lakeviews with access to the balcony
- Abundant natural light, carpeted flooring and closet

### **Full Bathroom**

- Vanity with arborite counters and mounted mirror
- Updated flooring, walk-in tile shower, convenient to the bedrooms

11810 WILLETT ROAD

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**LISTED BY JANE HOFFMAN**

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**Unison**

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