



JANE HOFFMAN
REALTY

PRIVATE LAKESIDE RETREAT ON 0.512 ACRE LOT



PROUDLY MARKETING BY JODI HUBER

17110 Coral Beach Road
Lake Country, BC

DETAILS

Address	17110 Coral Beach Road Lake Country, BC	Bedrooms	4
		Bathrooms	3, 2 Full, 1 Half
		Finished Area	2101 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.51 Acre	Year Built	1968
Water	Municipal	Exterior	Siding
Sewer	Septic System	Roof	Asphalt/Fibreglass Shingles
Views	Lake, Mountain	Heating	Baseboard
Main Level	1132 sq. ft.	Fireplace	2 Gas Fireplaces
Lower Level	969 sq. ft.	Garage/Driveway	Uncovered Parking
Ownership	Freehold		

Room Sizes - Main Level

Living Room: 13'5 x 14'6
Dining Room: 10'1 x 10'8
Kitchen: 10'1 x 14'10
Primary Bedroom: 13'2 x 11'6
2-Piece Ensuite Bath: 9'2 x 5'2
Bedroom: 12'5 x 11'0
4-Piece Bathroom: 9'2 x 6'10

Room Sizes - Lower Level

Recreation: 13'6 x 26'6
Bedroom: 13'6 x 13'2
Bedroom: 11'7 x 11'2
3-Piece Bathroom: 8'1 x 7'2
Laundry: 8'2 x 6'1
Storage Room: 11'10 x 11'4

Inclusions

- Kenmore oven
- Samsung microwave
- General Electric refrigerator
- LG dishwasher
- General Electric washer
- General Electric dryer

Mechanical

- A.O Smith hot water tank
- Norton thermostat

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 17110 CORAL BEACH ROAD

Enjoy the privacy and stunning views from this unique, semi waterfront home, nestled in Lake Country. This quiet rural town, borders three pristine lakes, and is a haven for nature lovers and outdoor enthusiasts. If privacy and nature are what you seek, look no further!

This home resides on over 2.5 acres of natural beauty, and features a parking pad for boat / etc. Relax by the water or on any of the four decks, perfect for outdoor gatherings and evenings by the firepit. The home's interior features extensive use of windows & skylights creating a seamless connection to the outdoors and flooding the interior with natural light. The home offers 3 bedrooms plus a loft.

The lower level features a 2-bedroom suite, complete with kitchen, living area & fireplace making this home ideal for multigenerational living. Modern touches abound throughout the home, including acid-washed concrete floors, marble countertops, two fireplaces adorned with unique facades. A separate studio could be used for any artistic practice (yoga, art, pottery etc.) and is bathed in natural light capturing inspiring views of the lake. The studio provides the ideal space to create and be inspired.

Embrace the beauty of nature and the tranquility of lakeside living. Enjoy hiking, fishing, golfing, lakefront adventures, and nearby wineries offering delightful culinary experiences. Located minutes to the rail trail and just 12 kilometers to UBCO & the airport!

Listing Agent - Jodi Huber | Contact jodi@janehoffman.com or 250-866-0088















17110 Coral Beach Rd, Lake Country, BC

Main Floor Exterior Area 1132.39 sq ft
Interior Area 1051.14 sq ft



PREPARED: 2025/03/20

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

17110 Coral Beach Rd, Lake Country, BC

Lower Level (Below Grade) Exterior Area 968.95 sq ft
Interior Area 889.93 sq ft
Excluded Area 127.38 sq ft



PREPARED: 2025/03/20

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EXCEPTIONAL FEATURES

- Private lakeside retreat in the prestigious Coral Beach enclave of Carr's Landing
- Set on 0.51 acres with 95 feet of pristine shoreline
- 4-bedroom, 3-bath home with over 2000 square feet of living space
- Bright kitchen, dining and living areas with deck access
- Spacious and versatile floor plan with 2 bedrooms on the main level and 2 on the lower level, new flooring on upper level
- Stunning lake vista views from the main living areas
- Walk out lower level with a spacious family room and direct access to the backyard
- Expansive lake side deck perfect for entertaining and relaxing
- Meticulously maintained with potential for future updates or expansion
- Detached garage, two storage sheds, and a bunkhouse-style structure for extra storage space or guest use
- Includes an updated private wharf and new boat lift for enjoying summer fun on the lake
- Thoughtful rockwork & landscaping throughout the property add a timeless, outdoor natural feel
- Close to renowned wineries, golf courses, and outdoor recreation

Kitchen/Dining

- Bright and inviting space with lake views and deck access
- Features custom, shaker style cabinetry with sleek, linear hardware
- Enjoy a breakfast bar with seating for two, perfect for a morning coffee or casual dining
- Seamless open concept flow to the dining room overlooking the deck and lake

Living

- Large windows capture the lake and mountain views
- Cozy and inviting space for relaxing and entertaining
- A gas fireplace with a white brick surround and white mantle provides added warm ambiance

Main Level Bedrooms

- Primary bedroom features a large triple window, double door closet and a 2-piece ensuite
- Second bedroom features a double door closet and a large triple window

Two Main level Bathrooms

- 2-piece ensuite in the primary bedroom features, a large vanity with a drop-in sink and a wall mounted mirror with overhead lighting
- 4-piece bath features a privacy window, a vanity with a one piece moulded counter with sink, a wall mounted mirror with overhead lighting, and a tub/shower combination

Lower Level

Recreation Room

- Ample space, ideal for a recreation area, media room, or additional living area
- Plush carpets and a natural gas fireplace with brick surround and wood mantle add to the charm and coziness of the room
- Walkout access leads to the lush yard and shoreline, enhancing indoor-outdoor

Laundry

- Includes a top load washer and front load dryer
- Room to add shelving for added storage and convenience

Two Lower Level Bedrooms

- Third bedroom features a lake side window, private access to the lower patio and under-stair storage space
- The fourth bedroom features a large triple window, soft carpets and a double door closet

Lower Level Bathroom

- 3-piece bath features, a vanity with a drop-in sink, a wall mounted mirror and a walk-in shower





LISTED BY JODI HUBER

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