

\$945,900 - 2696 Fraser Road, Anglemont

MLS® #10348182

\$945,900

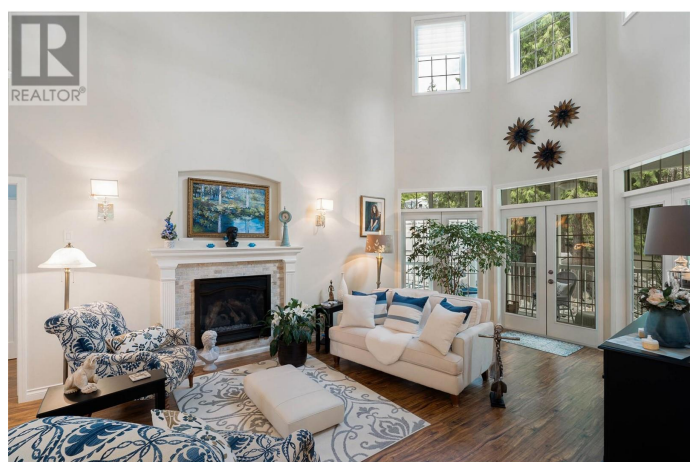
3 Bedroom, 4.00 Bathroom, 3,244 sqft

Single Family on 0.31 Acres

North Shuswap, Anglemont, British Columbia

All I can say is WOW. This beautiful custom-built high-quality home in Lower Anglemont will impress in every respect. Loads of natural light fill this 3 bedroom plus flexroom/4 bath 2-storey home. The great room-style main floor includes a very large chef's island kitchen, with gourmet range, loads of cupboard and drawer space and solid surface counters, a dream office, a large primary suite with luxury double vanity ensuite, and the laundry area. The upper floor has 2 more bedrooms, a full bath, and a catwalk/breezeway between the 2 bedrooms. On the lower floor you will find a very large recreation/family room with an outside entrance, the flexroom, another 3 piece bath, and the mechanical area. This home features radiant in-floor heat on the lower and main levels, with zoned and efficient electric baseboard heat on the upper level. There is a high-quality auto-switchover propane-fired Cummins back-up generator system as well. Outside you will find a screened wrap-around porch and deck, easy-care landscaping, a dedicated RV parking area, and plenty of parking for other vehicles including gated rear yard access. This is a rare opportunity to own a very fine home in close proximity to world-renowned Shuswap Lake and all that it has to offer. Contact the listing broker or your personal Realtor today to book your exclusive viewing opportunity of this great property.

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Built in 2009

Essential Information

Listing #	10348182
Price	\$945,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	3,244
Acres	0.31
Year Built	2009
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2696 Fraser Road
Subdivision	North Shuswap
City	Anglemont
Province	British Columbia
Postal Code	V0E1M8

Amenities

Amenities	Golf Nearby
Features	Corner Site
View	View (panoramic)

Interior

Appliances	Range, Refrigerator, Dishwasher, Microwave, Washer & Dryer
Heating	Electric, Other Baseboard heaters, See remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
# of Stories	3

Exterior

Exterior	Other
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office RE/MAX Real Estate (Kamloops)



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