

# \$699,900 - 1304 Orchard Lane Lot# 3, Invermere

MLS® #10330569

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,980 sqft

Single Family on 0.07 Acres

The Orchard, Invermere, British Columbia

Discover the Orchard: A Place to Live, Relax and Enjoy! Welcome to the Orchard, where we embrace an age-in-place philosophy with our unique, high-standard units, thoughtfully constructed just for you! Say goodbye to fees and hello to low-maintenance living, featuring robust 2x8 walls insulated to R28 and R56 in the ceiling, complemented by energy-efficient, triple-glazed windows. Imagine a home that is not only airtight but also maintains net-zero energy consumption, thanks to the addition of solar panels. Designed for lasting comfort, our units boast wide hallways and 36" doorways, ensuring safety and accessibility as you age in place. The grand main floor encompasses everything you need, including a spacious master suite with an ensuite bathroom, laundry, kitchen, and bathroom, all just steps away. The lower level expands your living space with two more bedrooms, a family room, and a full bath, perfect for family or guests. Stay cozy year-round with a cold climate heat pump system, while the oversized garage provides ample space for vehicles and recreational toys. Enjoy outdoor living in your private yard, complete with two sitting areas and a fence for added privacy. Best of all, every appliance is included, and there are NO STRATA FEES! Quality matters. (id:36535)

Built in 2024

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | 10330569      |
| Price          | \$699,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,980         |
| Acres          | 0.07          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Contemporary  |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1304 Orchard Lane Lot# 3 |
| Subdivision | The Orchard              |
| City        | Invermere                |
| State       | British Columbia         |
| Zip Code    | V0A1K4                   |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Golf Nearby, Airport, Park, Recreation, Schools, Shopping, Ski area |
| Utilities      | Cable, Electricity, Telephone, Sewer, Water                         |
| Features       | Level lot, Wheelchair access                                        |
| Parking Spaces | 2                                                                   |
| Parking        | Attached Garage                                                     |
| # of Garages   | 1                                                                   |
| View           | Mountain view                                                       |

### Interior

|               |                                                                      |
|---------------|----------------------------------------------------------------------|
| Appliances    | Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer |
| Heating       | Baseboard heaters, Heat Pump                                         |
| Cooling       | Central air conditioning                                             |
| Has Basement  | Yes                                                                  |
| Basement Type | Full                                                                 |
| # of Stories  | 2                                                                    |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior          | Aluminum          |
| Exterior Features | Landscaped, Level |
| Roof Material     | Metal             |

|            |                          |
|------------|--------------------------|
| Roof Style | Unknown                  |
| Foundation | Insulated Concrete Forms |

**Additional Information**

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

**Listing Details**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Listing Office | Courtesy Of Bernie Raven and Christopher Raven Of MaxWell Rockies Realty |
|----------------|--------------------------------------------------------------------------|

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