

# \$749,000 - 6800 Columbia Lake Road Unit# 30, Fairmont Hot Springs

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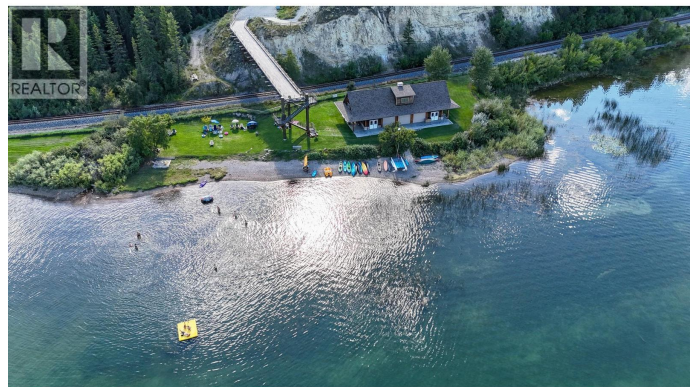
MLS® #10359551

**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,817 sqft  
Single Family on 1.00 Acres

Spirits Reach, Fairmont Hot Springs, British Columbia

**\*\*WHEN LUXURY MEETS THE LAKE - RARE FRONT ROW PREMIUM UNIT\*\*** This incredible townhome overlooking the ever changing blue and green hues of Columbia Lake and the impressive Rocky Mountain range, is located on the elevated front row (Closest to the lake) of properties within the community of Spirits Reach. Enjoy spanning granite counter tops, beautifully designed and crafted living spaces, solid wood doors throughout, hardwood flooring, stone adorned high efficiency wood burning fireplace, an attached carport, and single car garage, geothermal heating ( low utility costs), and stunning lake and mountain views framed from strategically placed windows. The large unfinished basement is currently set up as an additional sleeping area and being that it is unspoiled it may be finished by a buyer to suit their specific needs, there is room for two additional bedrooms and a bathroom is also roughed in. The garage has a built in unfinished area that could be a generously sized wood working area, bedroom or storage bay. Just a short stroll from your front door lands you on the beautiful shores of the lake for easy beach and water access. The strata itself has recently purchased the Beach, bridge, community centre and surrounding lands for its own benefit, a revenue generator and permanent lake access for the community.



Do not hesitate to make this property your own and enjoy with friends and family for years to follow. (id:36535)

Built in 2008

### Essential Information

|                |                                 |
|----------------|---------------------------------|
| Listing #      | 10359551                        |
| Price          | \$749,000                       |
| Bedrooms       | 3                               |
| Bathrooms      | 3.00                            |
| Half Baths     | 1                               |
| Square Footage | 1,817                           |
| Acres          | 1.00                            |
| Year Built     | 2008                            |
| Type           | Single Family                   |
| Sub-Type       | Strata                          |
| Style          | Contemporary, Split level entry |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 6800 Columbia Lake Road Unit# 30 |
| Subdivision | Spirits Reach                    |
| City        | Fairmont Hot Springs             |
| State       | British Columbia                 |
| Zip Code    | V0B1L2                           |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Golf Nearby, Airport, Recreation, Shopping, Ski area |
| Features       | Private setting, Central island                      |
| Parking Spaces | 3                                                    |
| Parking        | Attached Garage, Carport                             |
| # of Garages   | 2                                                    |
| View           | Lake view, Mountain view, Valley view                |

### Interior

|               |                                               |
|---------------|-----------------------------------------------|
| Heating       | Electric, Geo Thermal Forced air, See remarks |
| Has Basement  | Yes                                           |
| Basement Type | Full                                          |
| Fireplace     | Yes                                           |

|                |        |
|----------------|--------|
| Fireplace Type | Insert |
| # of Stories   | 2      |

### **Exterior**

|               |                 |
|---------------|-----------------|
| Roof Material | Asphalt shingle |
| Roof Style    | Unknown         |

### **Additional Information**

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

### **Listing Details**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Listing Office | Courtesy Of Sean Roggeman Of Royal LePage Rockies West |
|----------------|--------------------------------------------------------|

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