



**Dave Collins**  
**Phone:** 250-870-1444  
**Mobile:** 250-870-1444  
**Fax:**  
**Email:** davidinpeachland@gmail.com  
**Office:** 250-767-2744

**Coldwell Banker Horizon Realty**  
**E-5878 Beach Ave**  
**Peachland, BC**  
**V0H1X7**

**3838 Beach Avenue, Beach Ave, Peachland, BC, V0H 1X1, Canada**

**MLS®# 10231069**



<b>Property Value</b>	\$1,499,000
<b>Type</b>	House
<b>Style</b>	residential
<b>Basement</b>	Finished
<b>Parking</b>	Garage: Double, Attached
<b>Year Built</b>	1992
<b>Taxes</b>	6352 (2020)
<b>Living Area</b>	3,242 sq.ft.
<b>Lot Frontage</b>	66 ft
<b>Lot Depth</b>	170 ft
<b>Lot Size Area</b>	0.27 acres
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3 full & 1 half
<b>School District</b>	SD-23

## Description

Right across from the beach! Beautiful semi-lakeshore home on Beach Ave in Peachland is ready for a new family. Comes with buoy license for your boat and there is a public dock right across to street for loading/unloading. 3838 Beach offers many great features including a formal entrance with sunken living room/vaulted ceilings & double sided gas fireplace. Huge window features for that gorgeous lake view. Open floor plan with kitchen, nook & family room. Separate formal dining room. Main floor den/office accesses back deck with hot tub. Open mezzanine hall overlooking main foyer & living room. Large master bedroom with 4-piece ensuite bath with jetted tub/tiled shower & walk-in closet. Fully finished basement with rec room/den/full bath/storage. This home is heated/cooled with an energy efficient geothermal system! Save money on utilities. Great pride of ownership here with many updates over the years: bathrooms redone 2010; all sealed window units 2014; new oak hardwood floors 2007; granite countertops 2007; new roof 2016; hot water tank 2019; new vinyl sundecks 2019; brand new composite deck in backyard with 5 yr old hot tub. The generous size 66 x 170' lot offers lots of parking out front and a lovely fenced back yard on two levels. Unistone driveway, exposed aggregate retaining walls/sidewalk & stairs. This is a quality turn-key home in a great location accessing Peachland's recreation corridor. Explore this home in stunning 3-D! Discover all the great features.



