

**13516 Lakeshore Drive**  
Boswell, BC V0B 1G0

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10370728**



**\$995,000**

**4 Bedrooms | 3 Bathrooms | 3,316 Sqft**

Incredible opportunity to live in the gated waterfront community. Being a shareholder in the Mountain Shores Resort & Marina Cooperative Association provides you with the use of the waterfront beach, the swimming pool, the private marina & fueling station and all other amenities that are exclusive to the Shareholders in this development. Step inside this stunning custom built home constructed in 2010 and prepare to be amazed. With 4 levels of finished living space there is room for your family and friends to come and stay a while. Custom curved staircases, gleaming hardwood floors, soaring vaulted ceilings and amazing views of Kootenay Lake and the mountains beyond. The open concept living room, dining area and kitchen flow out to the covered deck for added outdoor living space. The kitchen has a chef's pantry. The upper level loft is terrific flex space for a den, home office, or just a cozy area to relax and unwind. The primary bedroom boasts a fireplace, walk in closet & full ensuite with custom walk in shower. The lower level of the house is enchanting for kids & grandkids alike with a pirate themed play area that they will love. The theme continues in the backyard with 'The Black Pearl' - a crafted pirate ship play structure like no other. The single garage is used as a home gym however easily converts back. Easy care grounds, a



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