

**9778 Braunagel Road**

Major Area **Kootenay**
 Minor Area **CRANL - Moyie Lake**
 City **Moyie**
 Type **Single Family - Detached**
 Style **Two Storeys**
 Taxes **\$3,923 (2024)**
 MLS® **10342697**
 Year Built **2006**
 Zoning **RS-1(A)**
 Postal Code **V1C 2A0**
 Strata/Assoc **No / No**

Status **Active**
 Possession
 Title **Freehold**
 Title Tier 2 **Fee Simple**
 Price **\$2,099,000.00**
 Orig. Price **\$2,099,000.00**
 Sale Price
 Date Listed **Apr 9/25**
 Date Sold
 Status Chg. **Apr 10/25**
 DOM **1**

INTERIOR

Bedrooms 6	Beds Property 6	Beds Main Bldg 6	Beds Suite
Bathrooms 3	Baths Property 3	Baths Main Bldg 3	Baths Suite
Fin. Sqft 3,695	Beds Aux Bldg	Ensuites	Shop/Den No / No
Above Grade 2140.0	Baths Aux Bldg	Ceiling Height	Levels 1.5
Below Grade 1555.0	Fireplace Wood Burning	Accessibility	
Unfinished Area	Fireplaces 1	Basement	Finished, Full, Walk-Out Access
Flooring		Windows	
Laundry			
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Wine Cooler		
Interior Features	Jettied Tub, Kitchen Island, Pantry, Vacuum Built-In, Vaulted Ceiling(s)		

ROOMS (Total: 3,695 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	1555.0		1567	573		

BUILDING

Storeys	Total Units
Building Name	Builder Name JayWest Country Homes
Roof Asphalt/Fibreglass Shingles	Foundation ICF Block
Construction Frame - Wood	
Pool No - None	
Security Security System	

SERVICES

Heating Electric, Forced Air	Cooling Central Air
Water Well	Sewer Septic

EXTERIOR

Lot Sqft 17,424	Lot Acres 0.40	Lot Dimensions	RV Spaces
Secure Spaces	Garage Spaces	Parking Total	Carport Spaces
Garage Dimensions		Directions	
Parking Features	Additional Parking, Open, RV Access/Parking	View	Lake, Mountain(s)
Exterior Features	Balcony, Dock, Fire Pit, Hot Tub, Storage, Underground Sprinkler		
Waterfront	Yes - Lake Front	Patio/Porch	Covered, Patio, Sundeck(s)
Exterior Construction	Composite Siding		

Welcome to your stunning 87' waterfront dream retreat on the beautiful shores of Moyie Lake in the East Kootenays, British Columbia! This rare, .40-acre property boasts breathtaking 180-degree lake views & offers the ultimate in luxury and tranquility. Private, peaceful and perfect for outdoor enthusiasts, this quality built dream home was built in 2005 and features 6 bedrooms and 3 beautifully appointed bathrooms. With a bright open floor plan, stunning vaulted ceilings & picture windows in kitchen, dining, living and loft area. Updated dream kitchen features loads of cabinetry with quartz countertops, coffee bar, large island & quality appliances, an ideal space for cooking & entertaining. Main floor primary bedroom & laundry. Daylight basement with hot tub and lake access. With panoramic serene lake views, enjoy over 760 sq ft of deck living space & several stamped concrete patios for additional seating & relaxation areas. A massive dock on the water for multiple boat storage & swimming ladder. Fully self-contained home, including tasteful, high-quality furnishings. Additional features include central vac, central air, underground sprinklers, gazebo, outdoor pizza oven, 2 storage sheds & loads of room for a detached garage/RV shelter. This property is perfect for anyone seeking a luxurious and private lakefront lifestyle, whether for year-round living or a seasonal getaway. With an abundance of recreational space, and high-end finishes throughout, this is a must-see home! Listed By: ROYAL LEPAGE EAST KOOTENAY REALTY

This listing information is provided to you by:

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