



9778 Braunagel Road

Major Area **Kootenay**
Minor Area **CRANL - Moyie Lake**
City **Moyie**
Type **Single Family - Detached**
Style **Two Storey**
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 Tier 1 **Freehold**
Title Tier 2 **Fee Simple**
Price **\$1,799,900.00**
Orig. Price **\$2,099,000.00**
Sale Price
Date Listed **Apr 9/25**
Date Sold
Status Chg. **Apr 10/25**
Price Chg. **Jun 4/25 - \$1,995,000.00**
Price Chg. **Aug 6/25 - \$1,799,900.00**
DOM **118**

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	Year Subst Reno		Prop Condition	
Unfinished Area		Fireplaces	1	Basement	Finished, Full, Walk-Out Access		
Suites	No	Suites Legal		Suite Potential			
Flooring				Windows			
Laundry				Accessibility			
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Wine Cooler						
Interior Features	Jetted 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	
Foyer			17' 9" x 5' 9"		
Living Room			22' 11" x 17' 2"		
Kitchen			13' 5" x 13' 2"		
Dining Room			13' 5" x 10' 2"		
Primary Bedroom			13' 5" x 11' 7"		
Ensuite - Full 4 PCE			11' 5" x 7' 2"		
Bathroom - Full 3 PCE			9' 0" x 4' 11"		
Bedroom	12' 11" x 10' 9"		11' 5" x 9' 10"		
Laundry			8' 0" x 6' 7"		
Loft				16' 7" x 12' 11"	
Family Room	22' 11" x 17' 5"				
Bedroom	12' 11" x 10' 9"				
Bedroom	12' 11" x 11' 4"				
Bedroom	12' 11" x 11' 3"				
Bathroom - Full 4 PCE			9' 5" x 9' 6"		
Storage	8' 7" x 8' 3"				
Utility Room	13' 0" x 9' 7"				

BUILDING

Storeys		Total Units	
Floor location		# of Buildings	
Building Name		Builder Name	JayWest Country Homes
Roof	Asphalt/Fibreglass Shingles	Foundation	ICF Block
Ceiling Height		Building Area	
Construction	Frame - Wood		
Building Feat			
Pool	No - None		
Security	Security System		

SERVICES

Heating	Electric, Forced Air	Cooling	Central Air
Water	Well	Sewer	Septic
Utilities	Cable Available, Electricity Available, Phone Available	Drainage	
Electric		Property Access	
Other Equip			

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			Patio/Porch	Covered, Patio, Sundeck(s)		
Waterfront	Yes - Lake Front						
Exterior Construction	Composite Siding						
Lot Features	Close to Recreation, Landscaped, Level, Park Setting, Recreational, Rural Setting, Views, Waterfront						

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:
SANDY SMITH PREC* - REALTOR® Salesperson
📞 250-421-0835 ✉️ smith@ekrealty.com 🌐 <http://www.sandysmithproperties.com>
ROYAL LEPAGE EAST KOOTENAY REALTY
📞 250-426-8211 📠 250-426-6270 ✉️ info@ekrealty.com
#25 - 10th Avenue South Cranbrook, B.C V1C 2M9

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Aug 6, 2025.

