



<b>9778 Braunagel Road</b>			
Major Area	<b>Kootenay</b>	Status	<b>Active</b>
Minor Area	<b>CRANL - Moyie Lake</b>	Possession	
City	<b>Moyie</b>	Title	<b>Freehold</b>
Type	<b>Single Family - Detached</b>	Title Tier 2	<b>Fee Simple</b>
Style	<b>Two Storey</b>	Price	<b>\$1,995,000.00</b>
Taxes	<b>\$3,923 (2024)</b>	Orig. Price	<b>\$2,099,000.00</b>
MLS®	<b>10342697</b>	Sale Price	
Year Built	<b>2006</b>	Date Listed	<b>Apr 9/25</b>
Zoning	<b>RS-1(A)</b>	Date Sold	
Postal Code	<b>V1C 2A0</b>	Status Chg.	<b>Apr 10/25</b>
Strata/Assoc	<b>No / No</b>	Price Chg.	<b>Jun 4/25 - \$1,995,000.00</b>
		DOM	<b>56</b>

#### INTERIOR

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

#### ROOMS (Total: 3,695 sqft)

	Bsmt	Lower	1st	2nd	3rd	4th
Total Area	<b>1555.0</b>		<b>1567</b>	<b>573</b>		

#### BUILDING

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

#### SERVICES

Heating	<b>Electric, Forced Air</b>	Cooling	<b>Central Air</b>
Water	<b>Well</b>	Sewer	<b>Septic</b>

#### EXTERIOR

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

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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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. Jun 5, 2025.

