



**6349 Mulligan Drive—Horse Lake  
Cariboo—BC**

**MLS®N195415     \$784,900**



For more information— call  
*Ingrid Berger*—Salesrepresentative  
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Come and live your dream on Horse Lake— a very well known lake for recreation and best fishing in the Cariboo. Only 12 minutes away from 100 Mile House with all your shopping amenities, great schools, hospital and entertainments.

Approximately 2 hours to Kamloops with National airport—3 hours to Whistler—our new Winter-Olympic Center and 5 hours to Vancouver.

The Cariboo is well known for it's nice weather—we get a lot of sunshine here—even in Wintertime. Enjoy all the outdoor fun just off your new home

—Come and get the Cariboo feeling.....

This Luxury Waterfront home is located in desirable neighborhood in Anderson Subdivision on pristine Horse Lake with 80 feet Lakeshore on a flat, beautifully landscaped 0.66 acre lot. The garden has an underground sprinkler system with water intake from the lake and waters even your planters.

Enjoy lake views from nearly every room. Mulligan Drive is a very quiet road with other nice quality homes. Close to school bus route, yet away from the traffic.

The 18 km long Horse Lake is a very popular holiday spot, but also a desirable residential area.

See more information online about Horse Lake:

<http://www.bcadventure.com/adventure/explore/cariboo/scariboo/horselk.htm>



This picture is taken from the dock and shows the view to North-East

Front picture is one of the gorgeous sun sets, we enjoy here

House from Road side with attached Garage

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Entering the property on gravelled driveway, you pass the 'furnace house', a brick built structure, where your wood burning, very efficient hot water furnace is with covered area for the logs. No buildings on the property across the road.

Park your car beside the furnace house or in the attached garage. You can enter the house either on the side entry through the laundry to the basement or at the main door besides the garage. The septic tank is right in front of the side entry—site plan is available.

Walk down the yard to the breathtaking waterfront.



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Your Back yard—and entertainment area for all kind of occasions or just relax and enjoy the peaceful setting and view.

If it is too hot on the upper deck—relax here

View from your dock to the house and guesthouse

Fully contained guesthouse with own bathroom and septic—grandfathered as this property belonged to former fishing resort.



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Enter your new split level home and reach the main level—open floor plan—huge living space with area for living room towards the road, formal dining area with Natural Gas fireplace and huge windows and sliding doors to deck and looking to the lake.

Bright kitchen with island facing the lake and separate eating place.

Our Cariboo sunshine days invite you to have your morning coffee on the deck



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18'x18' Master bedroom with cathedral ceiling, cozy fireplace and a deluxe spa Ensuite , large bay windows and French doors to sun-deck.



Second Bedroom on main floor and Main bathroom

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Open floor plan in main living area  
Living room facing the road

Walk down the stairs and enter the family room  
with walk out doors to the back yard and view  
to the lake

3rd bedroom for your guests

Laundry with own entry

3rd full bath-  
room



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## Features of this home..

- .66 acres flat property with 80' waterfront—house with 2538 sqft living space
- In quiet neighborhood
- Guest cabin with own bathroom and sundeck on waterfront
- Double Garage
- Alarm system
- 4 bedrooms, 3 full bath—large 18x18 master bedroom with 18x12 Ensuite
- 2 Natural Gas fireplaces
- Open floor plan - most rooms have a lake view
- Community water, but also water softener, reverse osmosis
- New 40-year roof - new insulation
- Wood fired or NG—Hot water -heating—very efficient and at low cost
- Walk-out basement with sliding doors to lakeside
- Large sundeck—new vinyl decking, glass railings and spiral staircase to yard
- Low maintenance beautifully landscaped garden with underground sprinklers
- Boat dock with solar powered boat lift and wheels to easy pull out of water
- 
- And many more .... Come and see it—just call me to book your showing



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