



## 1705 Hillier Road 11 Sicamous British Columbia

\$399,000

Welcome to effortless living in the heart of Sicamous! This beautifully finished 2022 manufactured home is located in the quiet, family-friendly Deer Run Manufactured Home Park, just minutes from town amenities and endless recreation on Shuswap and Mara Lakes. Step inside to discover a bright, spacious open-concept layout designed for both everyday living and entertaining. The generous living, dining, and kitchen areas flow seamlessly together and are accented by stylish finishes and stainless steel appliances. Everything is virtually new - so there's nothing to replace or upgrade. Simply move in and start enjoying. The large primary bedroom offers a peaceful retreat and features direct access to a private back deck--perfect for morning coffee or winding down in the evening. A second bedroom and full bathroom is perfect for guests or kids. A dedicated laundry room adds convenience and includes access to a brand-new side deck, leading into the fully fenced backyard--ideal for kids, pets, or relaxed outdoor living. With 200-amp electrical service, there's excellent future potential to add a shop or hot tub (with park approval). The home also comes with a transferable new home warranty, offering peace of mind for years to come. Modern, low-maintenance, and ideally located close to recreation, schools, and shopping--this home checks all the boxes for easy living. With low monthly pad rent of only \$450, this is an exceptional opportunity to enjoy modern comfort without compromise. (id:6769)

Laundry room 8'7" x 9'11"

Foyer 10'1" x 5'1"

Other 9'4" x 5'2"

3pc Ensuite bath 12'5" x 5'7"

Primary Bedroom 12'9" x 12'5"

Bedroom 10'2" x 12'5"

4pc Bathroom 8'5" x 4'11"

Dining room 19'1" x 10'2"

Living room 19'8" x 17'1"

Kitchen 12'10" x 8'11"

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