



## 1134 Hawthorn Row Sicamous British Columbia

**\$490,000**

Just over a year old and still holding Home Warranty, this little gem offers comfortable living at an affordable price. The 2024 home sits on a quiet street in a new development, with trails, parks, schools, town center and highway access close by. Fully fenced yard with stamped concrete walkway, privacy panels, hot tub set up and an accessory building add ample opportunity for relaxation, tinkering and storage. The front of the home showcases the bay window and garage, while the dining area and primary bedroom open to the covered porch around back. Central air heat & AC, 2024 appliances and ample storage in the concrete crawl space. Strata is only \$75/month and includes contingency reserve, management and snow removal. (Paid until end of June 2026.) - An ideal location for full time and seasonal residents - walkable neighborhood and under 5 minute drive from town center, HWY 1, HWY 97A and the shores of the Shuswap Lake and Eagle River. Hiking & biking trails, snowmobiling access, Mara Lake, the Shuswap River, multiple golf courses, parks, locally owned stores, restaurants and farm stands all within a beautiful drive. 1 hr to Revelstoke, 2 hrs to Kamloops or Kelowna, 5.5 hrs to Vancouver or Calgary. (id:6769)

Full bathroom 4'10" x 7'9"

Bedroom 10'9" x 11'

3pc Ensuite bath 5'8" x 7'9"

Primary Bedroom 17' x 11'2"

Living room 13'9" x 11'3"

Kitchen 12'1" x 11'2"

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd



Royal

**LePage**

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