



# 1134 Hawthorn Row Sicamous British Columbia

\$485,500

Just over a year old and still covered by New Home Warranty, 1134 Hawthorn Row offers comfortable living at an affordable price. Located in a newer development and tucked into a walkable neighborhood with trails, parks, schools and town center nearby. The fully fenced yard features a stamped concrete walkway, privacy panels, a hot tub gazebo, and a detached cabin-style shed--perfect for relaxing, hobbies, or additional storage. At the front of the home, a bay window complements the garage, while the dining area and primary bedroom open onto a covered patio at the back. Enjoy year-round comfort with central heating and air conditioning, 2024 appliances, and generous storage in the concrete crawl space. The strata fee is just \$75/month and includes contingency reserve, professional management, and snow removal. (Pre-paid until June 2026). Ideal for both full-time living and seasonal getaways, less than a 5-minute drive to the town center, HWY 1, and HWY 97A. Outdoor recreation is at your doorstep, with easy access to snowmobiling, Shuswap Lake, Mara Lake, Eagle River, Shuswap River, multiple golf courses, parks, locally owned shops, restaurants, and farm stands. Conveniently located just 1 hour from Revelstoke, 2 hours from Kamloops or Kelowna, and approximately 5.5 hours from 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

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