



# 22 Wolfe Street Sicamous British Columbia

\$729,900

Welcome to an exceptional property in the desired 2 Mile subdivision. This is a distinctive ranch style home w/ separate rental "Wolfe Den", .29 acre lot & detached garage (20.9 x 22.9)w/ workshop. Tucked away in a tranquil cul-de-sac. The community bordered by Mara Lake with two convenient walkways to pristine beaches. The Main house, a comfortable 1167 sq ft, reflects meticulous attention to detail; 2 bedrooms, 1.5 baths. It features updated kitchen (2011) w/ granite counters. Bamboo floors add elegance, creating a seamless flow. The centre piece wood fireplace (2012) adds warmth & charm, making a bold statement. The thoughtful design extends to the wrap-around covered deck--an idyllic outdoor space, is perfect for relaxation and entertainment. With pool table, hot tub, built in speakers & dining space add to the outdoor appeal. Imagine morning coffee with a sunrise view or unwinding in the evening. Main House : Windows, Doors, upgraded Attic and exterior wall insulation (2010) Town water & sewer. Two mini-split Heat pump/A/C units (2022) Property taxes (\$3,660/23). Wolfe's Den: 842 square ft, loft bedroom, laundry, 1 bath, Liv/Din, Private Deck & Parking. The "Wolfe's Den" is Licensed professionally managed rental, this property is not just a luxurious retreat but a sound investment. 2 New HW Tanks (Dec. 23) 200 AMP electrical service and heated garage with 50 AMP. 360 Virtual Tour, Drone & Pro pics click links to view. (id:6769)

Primary Bedroom 10'0" x 13'0"  
 Mud room 11'7" x 7'10"  
 Living room 20'0" x 16'9"  
 Dining room 8'3" x 11'7"  
 Bedroom 10'1" x 10'9"  
 Kitchen 8'3" x 11'5"

Primary Bedroom 9'11" x 11'4"  
 Other 5'11" x 3'2"  
 Living room 15'11" x 14'3"  
 Other 8'6" x 11'10"  
 Dining room 10'3" x 11'  
 Full bathroom 7'8" x 5'1"

3pc Bathroom 10'2" x 7'6"  
 2pc Ensuite bath 3'6" x 4'4"

Kitchen 9'1" x 13'

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