



# 38 WEST POIRIER Road Sicamous British Columbia

\$1,590,000

One of a kind, this is what you have been dreaming of: a fully renovated 3 bedroom, 2 bath rancher w/ a BRAND NEW 40 x 80 shop with a separate one bedroom apartment & deck overlooking the valley. Complementing this 5.6 acre property are a new deep well at 45 G/per minutes, two septic systems, 400 amp service to the property divided & an extra unfinished cottage house. Upgraded systems to the house include A/C , HRV, water system, Harmen Pellet Stove, 80-gallon HWT, newly sheet roof and shingle, complete interior & exterior renovation with composite decking, & 4' to 5' insulated cement crawl space. The craftsmanship in detail extends throughout the home, including the chef's kitchen & great room are sure to please for entertaining with vaulted wood ceiling & hardwood finished floors. Keep the shop apartment for yourself or rent it out; the one-bedroom suite boasts an enormous sun deck with a valley view. The heated shop w/ a 16' foot door & 2x8 construction 18 foot walls, 6' slab, & 50 amp RV plug, 2 X 240 plugs, floor drain & lounge zone w/ wash up area makes this everything you wanted. Half the property is woods, w/ the beautiful Johnson Creek running through it. (water licence included) This dream acreage is a short drive to Sicamous & 5 minutes from the Mara Lake Boat Launch. Book a private showing. The listing realtor must be present for all showings; if the buyer's agent is not present for the first showing, a 25% buyer's commission is to be paid to the listing agent. (id:6769)

Living room 12'7" x 18'10"

Den 14'3" x 15'3"

Storage 7'8" x 5'7"

Laundry room 8'1" x 11'8"

Bedroom 9'5" x 11'4"

Bedroom 12'0" x 11'4"

Full bathroom 6'6" x 7'8"

Pantry 5'0" x 7'5"

Foyer 6'2" x 15'3"

Living room 13'4" x 18'8"

Kitchen 18'8" x 19'5"

Kitchen 14'2" x 18'10"

Full bathroom 11'6" x 14'7"

Partial bathroom 6'6" x 7'8"

Listing Presented By:



Originally Listed by:  
eXp Realty (Sicamous)

<http://www.jessicaklikach.com/>



Royal

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Full ensuite bathroom 7'0" x 7'3"

Bedroom 11'7" x 13'1"

Primary Bedroom 10'9" x 14'10"