



REALTOR



## 505 Poage Avenue 48 Sicamous British Columbia

\$494,900

Turnkey & ready for summer, with a boat slip included! Enjoy long days on the sandy beach or out on the water. The included boat slip makes it easy to head out for an early morning ski, an afternoon surf, or a relaxed cruise. As one of the original developments on Mara Lake, White Pine Resort has an established community feel, with many long-time & original owners who return year after year. With updates including paint, tile, flooring, an extended deck as well as development downstairs. The basement/garage includes the 3rd bedroom, bathroom with a tiled walk-in shower as well as a large family room with a storage room. In the off-season, the space could still be used as a garage to store a boat or jet skis depending on your set up & needs (21'7" x 11'10"). Short Term Rentals are allowed in this complex & by the District of Sicamous in this zoning. You'll require a business license from Sicamous and to adhere to their bylaws regarding short term rentals (ie, needing a rental manager nearby) and to register with the provincial short term rental registry. This unit is not being rented so it's open for your use or a mix of personal and rental use. Units like this rent for approximately \$2000/week in the peak summer months (to be verified). What people love about White Pine Resort is the location in town where walking is easy, whether it's with the dog or out for dinner in addition to the friendly community and sandy beach. You'll no doubt make fast friends and love it too! (id:6769)

Storage 5'10" x 3'11"

Family room 21'7" x 11'10"

Bedroom 9'3" x 8'0"

3pc Bathroom 11'6" x 4'11"

Laundry room 11'4" x 5'1"

Primary Bedroom 15'5" x 8'11"

Bedroom 12'0" x 8'5"

Living room 10'5" x 11'11"

Dining room 7'1" x 6'10"

Kitchen 9' x 10'5"

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