



## 587 Mavis Drive Sorrento British Columbia

**\$639,000**

This is a great small acreage property that is move in ready, offering 2.43-acres that has spectacular views of the shimmering waters of the Shuswap Lake. Centrally located, just a short distance from Sorrento for your basic needs and less than an hour to Kamloops and a half hour to Salmon Arm. The owners just recently made Fire Smart improvements clearing many trees, that now allow for just about 180 degrees of beautiful unobstructed views of the lake. This unique property is across the highway from the water, giving it Foreshore Residential 2 zoning, allowing for a buoy and swim platform. Sit out and take in the sunsets from your Northwest exposed private deck overlooking the lake and mountains. Built in 1992, this custom one-level rancher is the perfect downsizer or starter home with 3 beds and 2 baths, an open-plan living and dining area. Room for a shop, flat parking, and plenty of room for a garden. Municipal water and natural gas with high efficiency forced air furnace adds to your comfort in this natural setting. Fruit trees and many unique plants adorn the property. Recent updates in 2024 include, fresh paint, kitchen counter tops, upgraded appliances and light fixtures, Vinyl Plank flooring in kitchen, dining room, 1 bedroom and both bathrooms, newly installed Pex plumbing, hot water tank, Hardie siding, deck and railings. Don't miss out on this wonderful opportunity to make this your new home. This place can be sold fully furnished if wanted. (id:6769)

Full ensuite bathroom 9'11" x 4'11"

Primary Bedroom 15'0" x 13'6"

Bedroom 10'6" x 9'7"

4pc Bathroom 12'1" x 10'5"

Laundry room 8'6" x 8'11"

Bedroom 17'0" x 11'11"

Kitchen 13'0" x 10'4"

Dining room 12'1" x 10'4"

Living room 14'7" x 14'8"

Foyer 14'3" x 4'3"

Listing Presented By:



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Century 21 Lakeside Realty Ltd

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