



## 9884 Mara West Road Sicamous British Columbia

\$564,000

Lake view lot on a .20 acre parcel, well suited for a custom walkout-designed home that maximizes lake and mountain views. The natural topography supports an efficient walkout configuration, offering excellent design flexibility. Enjoy direct access to the Rail Trail system, along with nearby beach and lake access, providing strong lifestyle appeal and long-term value. Located within the Lake 100 Development Permit Area, a Riparian Area assessment has been completed, resulting in a reduced 15-metre setback that falls off the property, allowing for excellent buildable potential. A final report can be issued once a proposed house footprint is added to the survey. A Registration of Sewerage System is in place for up to a 5-bedroom home, with the system planned along the east property line within the 5-metre setback, and coordination available with the new owner's Registered Onsite Wastewater Practitioner. A Water Licence Application is currently under provincial review for a legal lake intake, with approval secured for placement beneath the rail trail. Power and Telus services are available, an older water well has been professionally decommissioned and registered, and multiple surveys have been completed, requiring only a house footprint to proceed with a Development Permit application. With few remaining lake-view lots available, this is a compelling opportunity for a high-quality custom build. 2025 property taxes: \$1,713.00. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX At Mara Lake

<https://bevanburke.com/>



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