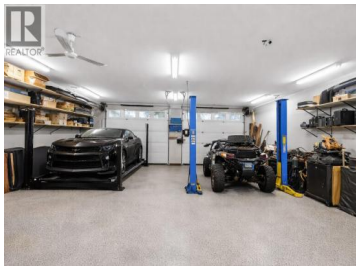


1 Wolfe Street Sicamous British Columbia
 Sicamous
\$824,900



Rare opportunity feat 2 separate residences, including a heated 31' x 34' dream shop with an attached 2 bed, 1 bath home + 2 bed, 2 bath manufactured home, all in one of Sicamous' most sought after recreation locations. Perfect for those needing space for boats, sleds, RVs, vehicles or hobbies, while offering flexibility for multi-generational living or rental income. Built in 2009, the heated 31' x 34' shop features oversized 10' doors, epoxy floors, LED lighting, extensive built-in cabinetry & storage, making it ideal for projects or storing recreational toys yr-round. A mini-split heat pump provides efficient heating & cooling. Attached is a beautifully finished 862 sq.ft. home with 2 beds, 1 bath, high ceilings, an updated kitchen, cozy fireplace & sliding doors leading to a private patio. The 2nd residence, 1994 manufactured home offers 1,052sq.ft., 2 beds, 2 baths, level entry, spacious kitchen with S/S appliances & a partially covered composite deck. Currently rented, it provides immediate income with flexibility for future use. Outside offers mature hedging for privacy, a paving stone patio with firepit, gated access, RV plug & ample parking for vehicles, trailers, boats & recreational equipment. The wide driveway easily accommodates larger trucks & trailers. Just a short walk to Shuswap Lake via a nearby access trail & only mins to the Sicamous boat launch & marinas...

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