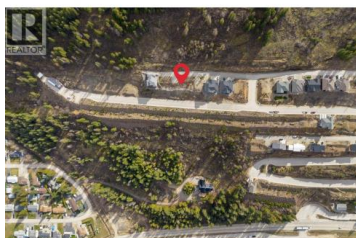


## 266 Sunset Drive Sicamous British Columbia

Sicamous

**\$249,000**



**\*\*Priced below assessed value and NO GST\*\*** Welcome to the preferred TOP ROW at Bayview Estates in Sicamous, where the views are hard to beat and the building options are flexible. With being top row, these are the only that allow a second story above grade. The lot can accommodate a rancher with main-level living, and a walk-out lower level for entertaining and guests or for a legal suite. An upper upper-level could be used as the primary suite spanning the back of the home with stunning views, a luxurious ensuite, and generous walk-in closets, or create an upper-level family room to relax and entertain. Even if you're looking for just two levels, this location on the top row offers great views & is next to an emergency vehicle turnout so there would never be a neighbor on one side. The subdivision is NOT in a strata and is fully serviced by the District of Sicamous, meaning no monthly fees. The community includes 67 lots, with approximately 21 custom executive-style homes already built. Sicamous is not subject to the Speculation nor Vacancy Tax, making it ideal for a second home without the added costs seen in larger BC centres like Salmon Arm, Vernon & Kelowna. Whether you're looking for a full-time residence or a getaway, Sicamous offers year-round recreation, multiple boat launches, public beaches, shopping, a local doctor who is taking patients, dog park, and more. Expl...



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

**Paige Gregson**

RE/MAX Vernon

Phone: (250) 308-2928

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

