

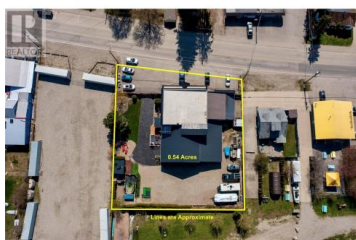


314 Finlayson Street Sicamous British Columbia

Sicamous

\$1,485,000

Lines are Approximate



Fantastic and Rare Opportunity in Sicamous. Centrally located property that seamlessly blends commercial with comfortable residential living. Situated on a large private 0.54-acre lot, this versatile property generates over \$3000 per month in rental income, allowing you to enjoy the expansive space. The main home offers approximately 1,891 sq.ft. of beautifully maintained living space, featuring 4 bedrooms and 4 bathrooms. Step out from the kitchen onto the balcony and soak in the stunning views and the surrounding mountains. A large fourth bedroom, full bath, and laundry on the lower level provide a perfect retreat for guests or extended family. Numerous upgrades have been completed, including a recently installed handicap ramp, updated electrical panels, plumbing, and updated bathroom with shower and laundry. There's also 1,600 sq.ft. of shop/storage space and a 12'4" x 48' carport, plus an additional unfinished basement—ideal for future development or added storage. Outdoor living is truly exceptional here, with over 600 sq.ft. of mostly covered patio space, a full outdoor kitchen complete with BBQ, fireplace, dining area, TV, covered cabana with hot tub, bar, above-ground pool—perfect for enjoying warm summer days in the Shuswap. Need room for RVs, boats, or trailers? No problem. This yard has been thoughtfully designed to accommodate all your toys. The scale and pride...



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