



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

Now offering one of only five remaining lots in the sought-after Wiseman Creek Court development on Mara Lake. Lot 13 is a 0.22-acre parcel backing onto Wiseman Creek and just a short walk to the public beach and Mara Lake. Located within the District of Sicamous, this R1-zoned property offers excellent flexibility with room for a detached shop, boat and RV parking, plus one additional dwelling unit. A title covenant will permit a maximum of two units per lot, consisting of one principal residence and one additional dwelling unit. There is no timeline to build, allowing you to create your dream home at your own pace. All services are at the lot line, including municipal water, sewer, hydro, paved roads, curbs, fire hydrants, and streetlights. Owners will enjoy easy access to Mara Lake via a dedicated walkway to the public beach. The developer is currently completing a bare land strata process required to facilitate a proposed marina south of Wiseman Creek, which may provide owners the opportunity to receive up to two boat slips. Wiseman Creek Court

5 Wiseman Creek Court Sicamous British Columbia

Sicamous

\$365,000

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