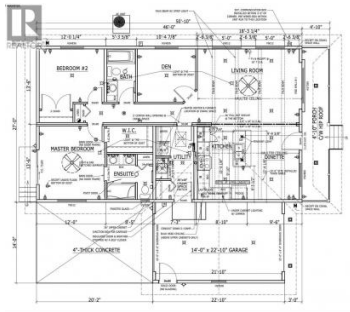




## 730 Elderberry Walk Sicamous British Columbia

Sicamous

**\$599,000**



Newly built 2025 modular home in Sicamous, BC-minutes from the lake, shops, parks, and year-round recreation. 3 bedrooms or 2 bedrooms plus a den, 2 full bathrooms. Thoughtfully designed for comfortable living with quality upgrades. Open-concept living area is bright and functional, featuring transom windows, faux ceiling beams w/integrated lighting, pot lights, & modern palette. Kitchen stands out w/maple island, extended drawers, pull-out pantry shelving, under-cabinet lighting, & stainless steel appliances. Upgraded fixtures, pendant lighting, & taller upper cabinets. Primary is a quiet retreat w/sliding barn doors, walk-in closet w/upgraded shelving, & private ensuite-double sinks, LED toe-kick lighting, & premium faucets. Two additional rooms-flexibility for guests/home office. Additions include upper laundry cabinets w/counter space, upgraded interior & exterior doors, extended 4' garage w/side entry & upgraded doors, rear deck for outdoor enjoyment, & central A/C-to be installed. Well-maintained strata community fees of just \$75/month. Year-round residence, seasonal home, low-maintenance lifestyle close to nature, this property offers modern living in a fabulous community. Houseboat Capital of Canada, Sicamous sits between Shuswap and Mara Lakes, fantastic boating, kayaking, & fishing. Winter brings world-class snowmobiling-nearby Queest/Owl Head mountains, scenic trail...

**Hope Britton**

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