



1 Wolfe Street Sicamous British Columbia

\$849,900

Heated 31' x 34' dream shop with finished living quarters + a secondary home in a prime Sicamous recreation location. This versatile property offers the perfect setup for those needing space for boats, sleds, vehicles or hobby use, while still providing comfortable living & income potential. The impressive 2010 heated shop feats. oversized 10' doors, epoxy floors, bright lighting & extensive built-in cabinetry & storage, creating an ideal space for projects or storing recreational toys yr-rnd A mini-split heat pump provides efficient heating and cooling. At the rear of the shop is a fully finished living area of approx. 862 sq ft including 2 beds, 1 bath, kitchen & living space, an updated kitchen & cozy fireplace in the living room. The living area also has high ceilings & sliding doors leading to the outdoor patio. The well-maintained 1994, 1,052 sq ft home offers comfortable living with level entry & a spacious kitchen featuring stainless steel appliances. A partially covered composite deck extends the living space outdoors. Outside, the property features a nicely landscaped yard with a large paving stone patio and firepit area, mature hedging for privacy, gated access & plenty of parking for vehicles, trailers and recreational equipment. The wide driveway allows ample space for larger vehicles and trailers, and an RV plug is conveniently located outside. The mobile is currently rented month-to-month, providing flexibility for rental income, extended family or guest accommodation. The additional living quarters have also been utilized as seasonal accommodation in the summer months. Located just a short walk to the lake through a nearby access pathway and only mins from the Sicamous boat launch and local marinas, this property offers easy access to Shuswap Lake as well as world-class snowmobiling areas in the winter. A rare opportunity to own a flexible propert...

Listing Presented By:



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Royal

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Workshop 34' x 31'

Kitchen 12'7" x 13'1"

Living room 17' x 15'5"

Dining room 13' x 10'4"

3pc Bathroom 9'1" x 6'9"

Primary Bedroom 12'2" x 13'

Bedroom 11'7" x 10'3"

Bedroom 12'3" x 9'7"

Bedroom 10'4" x 10'3"

2pc Ensuite bath 6'7" x 5'4"

Living room 12'4" x 13'1"

4pc Bathroom 8'8" x 11'

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