



# 1134 Hawthorn Row Sicamous British Columbia

\$460,000

New home without the GST! - This 2024 two bedroom two bathroom home is a great design for varied lifestyles and an affordable choice for first time home buyers, those downsizing, vacationers looking for a recreational home or investors looking to obtain a rental property. The location is tucked into the neighborhoods but easy access to town center and both Highway 1 and and 97A. Just minutes from the shores of Shuswap Lake and Mara Lake, and easily connected to the mountains for hiking in the warm months and snowmobiling in the winter. Easy lot maintenance means you can spend more time doing hobbies or just relaxing in the back yard listening to the sounds of the birds. The secondary bedroom has a bright bay window and the primary bedroom opens to the back deck. Fully fenced yard for the safety of pets and kids. Central air heat & ac, new appliances, stacking washer/dryer and ample storage in the concrete crawl space. Attached garage is a great space for connected parking and has enough room to provide indoor storage of bikes, deep freeze, supply shelves and seasonal gear. Very affordable strata fee of only \$75/month that includes contingency reserve, management and snow removal; sellers have already paid for all of 2025. Strata allows a 10x10 or 12x8 shed in the back yard which is a great option for a studio or more storage. (id:6769)

Full bathroom 4'10" x 7'9"

Bedroom 10'9" x 11'

3pc Ensuite bath 5'8" x 7'9"

Primary Bedroom 17' x 11'2"

Living room 13'9" x 11'3"

Kitchen 12'1" x 11'2"

Listing Presented By:



Originally Listed by:  
RE/MAX Armstrong



Royal

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