



# 1130 Riverside Avenue 13 Sicamous British Columbia

\$1,089,000

Luxury townhome at Portside Court offering over 3,000 sq. ft. of living space in the heart of Sicamous. This executive three-level home features 2 spacious bedrooms, both with private ensuites, 2.5 bathrooms, and a large loft currently utilized as a home gym, office, and media room. Enjoy stunning views of Shuswap Lake, the channel, and pool from your private deck. The gourmet kitchen has been upgraded with over \$23,000 in premium appliances, including a Café induction range, Samsung smart refrigerator, Fisher & Paykel dual-drawer dishwasher, and a 72-bottle dual-zone wine fridge. Granite countertops, maple cabinetry, a center island, and walk-in pantry complete the space. The primary suite features floor-to-ceiling lakeview windows, a custom Tailored Closet system, jetted soaker tub, separate shower, and double vanity. Smart home features include WiFi locks, garage door opener, Arlo cameras, Ring doorbell, SONOS audio, Telus Fibre internet, and battery backup power for essential services. Additional features include geo-thermal heating and cooling, a dedicated laundry room with oversized washer and dryer on pedestals, tandem garage, private dock access, and one boat slip. Enjoy resort-style amenities including a pool, hot tub, and gated marina. Just outside your door and steps from restaurants, pubs, beaches, boat launches, shopping, and year-round recreation. This luxury waterfront residence delivers the ultimate four-season Shuswap lifestyle. (id:6769)

Listing Presented By:



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Royal

**LePage Kelowna**

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Laundry room 7'10" x 6'7"  
4pc Ensuite bath 9'2" x 7'11"  
Bedroom 14' x 13'  
5pc Ensuite bath 19'6" x 13'11"  
Primary Bedroom 25'2" x 17'

Storage 5'1" x 4'5"  
Utility room 6'9" x 6'5"  
2pc Bathroom 7'5" x 2'11"  
Living room 31'5" x 25'7"  
Dining room 12'2" x 11'5"

Recreation room 28'5" x 15'2"  
Family room 13'4" x 11'11"

Kitchen 12'11" x 12'8"

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