



# 1413 Amhurst Road Sicamous British Columbia

\$595,000

A true family home. This quarter-acre flat lot is in a quiet cul-de-sac lake-side community of Sicamous BC. 4 bedrooms, 2 full bathrooms with a Bi-level floor plan. Updated roofing, gutters, windows, new hot water tank & two certified wood heating devices. It offers a canvas for creating your family memories; this family home has been lived in and needs some lipstick updates but has beautiful bones with mechanical and exterior big ticket-priced updates completed. You can take it from here and make it your own with flooring, cabinet and paint choices. The backyard is a gardener's dream with established fruit and vegetable beds & gardens with several outdoor storage sheds, room for the trampoline, sprinkler, fruit trees & a possible dog run. A single-and-a-half-car garage set back from the house offers a rustic wood heat Work area, with an extra long driveway perfect for storing your RV or boat, & two move driveways! Parking is not a problem anymore. You can load up the RV and hit the road without rented storage hassles. Attached to the home is a carport w/ a separate entrance that could be a potential suite, w/ zoning for two dwellings & even a carriage house too. Sicamous has a brand new medical facility under construction, a brand new infant & child daycare, as well as an elementary & high school. Family-friendly with Dog Park, Splash Park, Farmer's market, several boat launches & beaches to explore. You could have a Lakelife family lifestyle in a little as 30 days. (id:6769)

Mud room 12'9" x 7'8"

Bedroom 8'9" x 9'7"

Full bathroom 5'4" x 9'7"

Primary Bedroom 11'9" x 9'9"

Living room 14'0" x 13'4"

Kitchen 20'7" x 8'7"

Laundry room 12'9" x 9'1"

Other 6'6" x 6'1"

Bedroom 13'11" x 11'3"

Full bathroom 9'7" x 4'1"

Primary Bedroom 12'8" x 11'3"

Listing Presented By:



Originally Listed by:  
eXp Realty (Sicamous)

<http://www.jessicaklikach.com/>



Royal

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