



# 1822 Cemetery Road Sicamous British Columbia

\$319,000

A Unique opportunity found here at this desirable 1 acre lot just outside of Sicamous town limits. This parcel is zoned RR1 (Rural Residential) providing a multitude of uses and build options. The lot has been mostly cleared and loads of fill have been brought in to level an excellent building site. Or, keep as it currently is and have an awesome shared use camping property for you and family/friends. The power system has been upgraded recently with 200 Amp and a new power pole. There are Three separate 30 Amp RV sites set up and ran to sites on this parcel. A non-conforming 1000 gal. Septic holding tank is on site and plumbed to the sites, as well as well water supply. The water system has a new pump and has a softener system plumbed in. The 18x40' covered shelter is perfect for storing boats or vehicles, or close it in for secured storage or shop space. The lower portion of the property provides extra storage, a nice grassy area to play and a large fire pit to enjoy. Many varieties of mature fruit trees on the property including several types of apples, Cherry trees and plum, with some new saplings started the last few years. There is also a row of hedges planted on the East side of the property to grow for privacy. The property is gated and is a great retreat away from the crowds, but close enough to town for convenience. Close to the lake and amongst the Monashee Mountains, this is truly a great setup in the heart of this Four-Season Destination area of the Shuswap. (id:6769)

Listing Presented By:



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Coldwell Banker Executives Realty

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Royal

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