



1822 Cemetery Road Sicamous British Columbia

\$319,000

Escape the crowds without sacrificing convenience at this versatile and desirable 1-acre haven just outside Sicamous town limits. Surrounded by the breathtaking Monashee Mountains and only moments from Shuswap Lake and the boat launch, This parcel is zoned RR1 (Rural Residential) providing a multitude of uses and build options. The lot has been mostly cleared and the main portion levelled, providing an excellent building site. Or keep as it is currently used and have an awesome camping setup 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 RV 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 including various apples, Cherry trees and plum, with some new saplings started recently. A row of hedges has been planted on the East side of the property to grow for privacy . The property is gated and is the ultimate four-season playground--ready for immediate recreational enjoyment or your dream rural build. (id:6769)

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