



## 2012 Bundus Road Sicamous British Columbia

\$1,595,000

Two impressive waterfront homes set on 2.8 acres with approximately 400 ft of pristine Eagle River frontage. Welcome to 2012 Bundus Road, a rare and versatile riverfront estate surrounded by towering cedars, beautifully landscaped grounds, walking trails, vibrant gardens and a serene pond. The setting is private and picturesque. The property features 2 separate residences with a combined total of 9 bedrooms and 7 bathrooms, 2 kitchens and 2 laundry areas, making it ideal for multigenerational living, extended family use or income potential. The main residence offers nearly 2,900 square feet with 6 bedrooms and 4 bathrooms, a tastefully updated kitchen, striking stone fireplace and generous living and dining spaces. Large windows capture river and forest views, while the expansive deck and outdoor entertaining areas create a natural backdrop for hosting. A double garage completes the home. The secondary residence offers an open concept kitchen, dining and living area centered around a wood burning stove and a dramatic wall of windows overlooking the grounds. With 3 bedrooms, multiple bathrooms, recreation space, gym area and a large garage below, it provides excellent flexibility for family. Kayak from your backyard, relax in the hot tub, unwind in the hammock or gather around the fire pit. Located minutes from Sicamous, close to Revelstoke and renowned sledding areas, this exceptional Eagle River property offers year round recreation, privacy and opportunity.

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Primary Bedroom 14'7" x 17'5"

Bedroom 13'8" x 13'5"

Bedroom 13'8" x 13'7"

4pc Bathroom 10'8" x 9'0"

Dining room 14'0" x 9'10"

Other 14'0" x 9'10"

Bedroom 12'0" x 15'6"

Bedroom 14'11" x 11'7"

Bedroom 15'0" x 11'4"

4pc Bathroom 11'1" x 7'5"

4pc Bathroom 11'

Living room 14'0" x 15'6"

Other 22'9" x 38'7"

Kitchen 14'0" x 16'10"

Other 8'3" x 11'0"

Foyer 14'0" x 9'0"

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