



## 213 White Pine Crescent 243 Sicamous British Columbia

\$399,900

Turn-key, fully furnished & complete with a desirable front row boat slip, this lower-level entry 2 bed, 1 bath townhouse at White Pines Estates offers the perfect blend of lakefront recreation, investment potential & carefree ownership on beautiful Mara Lake. Situated within one of Sicamous's most sought after gated waterfront communities, this ground-floor unit provides easy, stair free access and is vacant with quick possession available, allowing you to start enjoying the summer right away. Inside, you'll find a bright open concept living space, 2 spacious beds, an updated bathroom, generous storage & the convenience of a large single car garage with plenty of room for all your lake toys. Whether you're searching for a personal lakeside retreat, an income producing investment, or a combination of both, this property offers exceptional flexibility. Owners at White Pines enjoy over 800 feet of sandy beachfront, beautifully maintained grounds, an updated marina, and direct access to some of the best boating in the Shuswap. Spend your days exploring Mara Lake and Shuswap Lake, relaxing on the beach, or taking advantage of the many recreational opportunities that make Sicamous a true 4 season destination. Short-term rentals are permitted with a min 7 day rental period, making this an attractive opportunity for investors. The unit has generated approximately \$2,000 p/week during the summer season, while low strata fees of \$196.60 p/mnth help keep ownership affordable. 1 dog or 1 cat is permitted making it easy to bring your four legged companion along for the adventure. Conveniently located within walking distance to restaurants, marinas, shopping, and local amenities, this property offers easy access to boating, fishing, hiking, golf, ATVing, snowmobiling, and skiing. Whether you're looking for a vacation property, investment opportunity, or your own private escape ...

Dining room 7' x 10'1"

Kitchen 12' x 7'5"

Bedroom 10'3" x 8'5"

Living room 10'4" x 10'1"

Primary Bedroom 15'3" x 8'7"

4pc Bathroom 5' x 9'7"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

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Royal

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