



## 25 Wiseman Creek Court Sicamous British Columbia

\$405,000

Now offering one of only five remaining lots in the sought-after Wiseman Creek Court development on Mara Lake. Lot 6 is a corner lot at 0.15-acre parcel, just steps away from the walkway to the beach and Mara Lake. Located within the District of Sicamous, this R1-zoned property offers excellent flexibility with room for a detached shop, boat and RV parking, plus one additional dwelling unit. A title covenant will permit a maximum of two units per lot, consisting of one principal residence and one additional dwelling unit. There is no timeline to build, allowing you to create your dream home at your own pace. All services are at the lot line, including municipal water, sewer, hydro, paved roads, curbs, fire hydrants, and streetlights. Owners will enjoy easy access to Mara Lake via a dedicated walkway to the public beach. The developer is currently completing a bare land strata process required to facilitate a proposed marina south of Wiseman Creek, which may provide owners the opportunity to reserve up to two boat slips. Wiseman Creek Court will remain a public roadway, and the lots will retain their R1 zoning. Secure your lot today with a \$5,000 refundable deposit. Buyers will have the opportunity to review all strata documents prior to completion and receive a full refund if not satisfied. Estimated completion October 2026. GST applicable. (id:6769)

Listing Presented By:



Originally Listed by:  
REMAX Shuswap Realty

<https://bevanburke.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road, Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com