



## 266 Sunset Drive Sicamous British Columbia

\$269,000

Welcome to the highly sought after TOP ROW at Bayview Estates in Sicamous where the views are not to be out-done & the options to build are many. This lot can accommodate a rancher with all living on the main level + a walk-out for entertaining & guests plus A BONUS TOP LEVEL. If you didn't have your primary bedroom on the main floor, you could have an upper level, 3rd floor private master-suite that could span the back of the home offering views to wake up to, a luxurious ensuite, his & hers walk-in closets or an upper level family room to entertain & relax in. With no lots behind this one, this top row is the only one that can have a second story ABOVE grade. The lot IS NOT in a strata & the streets are fully serviced by the District of Sicamous so there are no monthly fees. City serviced with utilities at lot-line, this subdivision is comprised of 67 lots with about 20 custom designed, executive-styled homes already built. Sicamous does not fall into the Speculation Tax or Vacancy Tax catchment so you can enjoy this as a second home without additional taxes. GST has been paid on this lot & it's ready for your design ideas. Whether you're looking for a second home or a full-time residence, Sicamous offers all kinds of recreation as well as multiple boat launches, public beaches, shopping, a dog park & more. View it for yourself & explore the many local builders who can help you navigate the process from design to cracking the champagne on move-in day! Lot outline approximate. (id:6769)

Listing Presented By:



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RE/MAX Vernon

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