



## 401 97A Highway Sicamous British Columbia

\$2,980,000

Nestled on a generous 1.24 acres of lush, private forest, this classic single-story rancher offers the perfect blend of comfort, privacy, and lakeside living. Surrounded by mature trees that ensure complete seclusion, the property feels like your own private oasis—ideal for those seeking tranquility away from the hustle while enjoying direct access to pristine waterfront. This spacious 4-bedroom, 2-bathroom ranch-style residence with an open, flowing layout that's perfect for family living or entertaining. The heart of the home is the beautifully upgraded kitchen, sleek countertops, ample cabinetry, and stylish finishes that make meal prep a joy. Step outside your kitchen onto your covered deck leading out to your level yard, with lots of room for volleyball or badminton, private sandy beach, that is protected by the bay. Additional features include a detached 2-car garage with a separate shop/workshop—plenty of space for vehicles, tools, boats, snowmobiles or hobbies. A large turnabout driveway that offers plenty of space for trucks and trailers, conveniently located in town and close to all amenities. This rare property combines the ease of one-level living with waterfront luxury, and recreational perks for that outdoor enthusiasts and those craving a peaceful escape. Zoning bylaws provide short term rental. Quick possession available. (id:6769)

Sunroom 7'5" x 8'11"

Laundry room 10'7" x 7'11"

Bedroom 11'7" x 11'3"

3pc Bathroom 10'6" x 6'

Bedroom 15'6" x 11'3"

Bedroom 10'5" x 11'10"

5pc Bathroom 7'7" x 11'3"

Primary Bedroom 17' x 11'3"

Living room 14'6" x 14'10"

Dining room 15'11" x 10'5"

Kitchen 18'2" x 12'1"

Listing Presented By:



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Royal

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