



# 326 Mara Lake Lane 408 Sicamous British Columbia

\$649,900

**\*\*PREMIUM BOAT SLIP & 3 PARKING STALLS\*\*** There are just 16 Premium Boat Slips in the Legacy's marina, and this unit has one of them. The Premium slips are 26' in length and can accommodate a boat up to 32'. This corner unit has about 228 sf ft of West-facing balcony to take in the lake & mountain views. Many unit's 3rd bedroom is in a windowless den (although sprinklered for fire suppression), but this unit is considered to have a true 3rd bedroom due to having windows, which are oversized as they are in the rest of the unit. Large at 1,403 sf, features include 1 1/3" granite counters, an oversized island with room for 5 stools, custom cabinetry with natural-stained grain style oak referred to as "Riffed Oak", European hinges, dovetail joined drawer boxes and German-engineered windows & patio doors. The building is of steel and concrete construction and heating and cooling is by Geothermal. There is a beautiful pool & one for the kiddies too. There is 400' of waterfront on Mara Lake which opens to the rest of the Shuswap, whether you like to ski, surf or cruise - even the fishing is excellent! The strata's reserves are approximately \$1.1m, due to the sale of excess developer-owned parking stalls. The strata has recently resurfaced the dock and put new tiles in the pool. There are two queen-bed suites for rent for your over-flow guests, while you are in your unit, for a nominal nightly fee. Consider Legacy on Mara Lake as a place to invest, recreate, vacation and live at! (id:6769)

Dining room 15'0" x 8'0"  
 Other 16' x 16'  
 5pc Ensuite bath 8'3" x 7'5"  
 Primary Bedroom 11'7" x 14'3"  
 4pc Bathroom 8'0" x 8'4"

Bedroom 11'7" x 11'0"  
 Bedroom 12'0" x 11'11"  
 Living room 12'0" x 12'0"  
 Kitchen 12'0" x 15'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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Royal

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