



421 Hillier Road Sicamous British Columbia

\$1,090,000

Over 600 Ft of Riverfront in Sicamous, BC Welcome to one of the most unique, private, & breathtaking properties in the entire Shuswap. This 2017 TA Structures manufactured home sits on a full cement foundation right where the river meets Shuswap Lake. This is true waterfront living w/ direct access to boating, paddleboarding, fishing, & year-round recreation from your own backyard. Within Sicamous city limits, the property offers the rare combination of peaceful privacy with quick access to shops, restaurants, marinas, trails, parks, & amenities. Inside, the home features a bright open-concept layout with engineered hardwood floors, a spacious kitchen & dining area, high ceilings, & 2 generous bedrooms, each with its own full bath & walk-in shower. The lower level is unfinished, giving you a blank canvas. Outside, there is ample parking & storage for boats, sleds, RVs, trailers, & all the Shuswap toys you could dream of. The zoning offers exciting flexibility with potential uses such as a bed & breakfast, agri-tourism, home-based business, expansion of the home, or multi-generational living. Sicamous continues to grow w/a new medical centre, a newly built daycare facility, & multiple community upgrades, all while remaining just 23 minutes to Salmon Arm & 45 minutes to Revelstoke. Wake up to river views, mountain backdrops, & the tranquility of nature, all while living in a thriving & convenient location. Open to trade - offers considered (id:6769)

Full bathroom 6'7" x 9'10"

Dining room 9'3" x 13'2"

Bedroom 9'0" x 11'2"

Full ensuite bathroom 9'4" x 13'6"

Primary Bedroom 15'3" x 13'4"

Living room 10'10" x 17'8"

Kitchen 16'10" x 17'8"

Listing Presented By:



Originally Listed by:
eXp Realty (Sicamous)

<http://www.jessicaklikach.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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