



442 Cottonwood Avenue Sicamous British Columbia

\$1,165,000

Quality craftsmanship shines throughout this beautifully built rancher offering nearly 2,000 sq. ft. of thoughtfully designed living space on a private 0.23-acre lot that was professionally built up prior to construction. The chef-inspired kitchen features handcrafted Knotty Alder cabinetry, a large island, feature range hood, pantry, and stainless steel appliances. The open-concept living room is highlighted by a limestone-faced electric fireplace, custom Knotty Alder built-ins, and a 16' sliding glass door leading to your outdoor retreat. The spacious primary suite offers a spa-inspired ensuite with Travertine tile, double vanity, soaker tub, oversized tiled shower with body jets, walk-in closet, and private patio access. Premium finishes include hand-scraped maple flooring, 10' ceilings, 8' Knotty Alder doors and trim, and a wired speaker system throughout the home and covered patio. Outside, enjoy a zero-scaped yard designed for low maintenance, an extremely private backyard featuring a tranquil waterfall, covered tiled patio with ceiling fans and electric sunshades, and a paver stone patio for entertaining. The interlocking paver driveway, oversized parking area, and 70' RV parking provide room for all your vehicles and toys. 50-year asphalt roof, oversized double garage with sink and cabinetry, 5' crawl space, and a 370 sq. ft. detached shop with 220 power, phone, and TV connections. A truly exceptional property that must be seen to be appreciated. (id:6769)

Other 22'10" x 25'10"

Laundry room 7'6" x 9'8"

3pc Bathroom 9'10" x 5'9"

Bedroom 12'10" x 11'11"

Bedroom 13'5" x 13'11"

Other 56' x 10'8"

5pc Ensuite bath 11'10" x 9'11"

Primary Bedroom 16'0" x 14'11"

Living room 13'7" x 18'8"

Dining room 13'11" x 11'5"

Kitchen 13'10" x 15'5"

Foyer 8'0" x 9'11"

Listing Presented By:



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REMAX Shuswap Realty

<https://bevanburke.com/>



Royal

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