



# 705 Shuswap Avenue Sicamous British Columbia

\$749,900

"NEED ROOM FOR ALL YOUR TOYS" Beautiful 3-level split home on a landscaped 0.27-acre lot on the preferred lake side of Hwy 97A, just 3 blocks from the narrows between Mara and Shuswap Lake Lakes and the public boat launch. The upgraded main level features ceramic tile entry, spacious living/family room with stunning gas insert fireplace, large dining area, and a huge kitchen addition with Bosch gas range, new Bosch dishwasher, quartz countertops, walk-in pantry, abundant cabinetry, and oversized island with seating. Main and upper floors total 1,258 sq. ft. The former 3-bedroom upper floor has been transformed into a luxurious primary suite with hickory hardwood, shiplap ceilings, king-size space plus sitting area/office, barn doors, and separate heat pump/AC. The professionally finished ensuite offers heated floors throughout, enclosed closets, glass/tile wet room with rain shower, water closet, and upper laundry. Lower level includes 2 guest rooms, 3 pce bath, storage room, and fully lined crawl space. Outside: landscaped gardens, stamped concrete patio, underground sprinklers, huge driveway for 2 motorhomes or multiple trailers, fully fenced private backyard, mature trees, berry garden, and perennials. Extras include a 26'x32' insulated garage with drying room, covered hot tub, 12'x20' workshop/shed, lean-to storage, garden shed, covered porch, and 300 sq. ft. patio. Perfect for boats, quads, sleds, and more in four-season Sicamous. (id:6769)

- Full ensuite bathroom 10' x 10'
- Primary Bedroom 23'5" x 20'
- Full bathroom 6' x 8'
- Bedroom 9' x 9'3"

- Bedroom 9' x 12'
- Dining room 11' x 10'
- Living room 13'6" x 14'6"
- Kitchen 13'6" x 13'6"

Listing Presented By:  

  
 Originally Listed by:  
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