



427-429 Old Spallumcheen Road Sicamous BC

\$1,879,900

Exceptional opportunity to own 2 waterfront lots on the west side of the Sicamous Channel (connecting Mara Lake & Shuswap Lake), complete with a 4000+ sq.ft., 4 Bedroom (each with their own ensuite & private entrance), 4 1/2 bath home on one lot, a 300+ sq.ft. workshop and a 12- boat, licensed commercial dock. These lots also offer exceptional driveway access off Old "Spall" Rd. All of this in an amazing location, only a few minutes, by boat or car, from all the amenities of the Sicamous townsite. This large, spacious home is ideal for an AirBnB or a family compound; plus, you could build another home or large garage for RV and other vehicles, toys, etc. The zoning permits up to 2 living units per lot for a total of 4. Bring your imagination to design and create your own incredible Shuswap waterfront playground! Please note that the Shuswap & Okanagan Rail Trail is expected to be built alongside the shore, which will introduce amazing walking & bike trails, as well as further enhance the vibrancy of the area. Please note that the Columbia Shuswap Regional District (CSRD) & the Regional District of the North Okanagan (RDNO) have provided the Seller some level of written assurance that a legal crossing of the proposed Rail Trail will be afforded to the subject property; and that the commercial dock operation associated with this property will be able to continue after the Rail Trail is constructed and operational. Don't miss out on this unique opportunity, act today.

Listing Presented By:



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