



2015 Kerr Road Sicamous British Columbia

\$1,175,000

Start your new country life in Sicamous as this desired property is located within the town limits, this beautiful 20.257 acre farm has so much to offer; House, Barn, Triple carport, Detached garage w/ storage, Animal Shelter, pastures, lots of room to roam, flat land, mountain views, Running creek for irrigation & domestic feeds from Owlshead creek. The ""farm house"" is a solid well built home with high ceilings & over 2000 sq ft; Primary bedroom, full bath, half bath plus a Den, LR/DR, Kitchen, Large Family Room & Laundry all on the main floor, plus a screened in front porch for enjoying the country life, 2 upper bedrooms and storage closet. Close access to the highway, sledding trails, & oh so close to the enjoyment of the beauty of the Shuswap lakes, shopping, restaurants, pubs & grocery all Sicamous has to offer with our desired & beautiful Mara & Shuswap Lakes just a short drive away. This home is connected to city water, septic system, 29 x 30.11 Garage w/ 12' overhead door, storage & mezzanine, 3 bay carport, Log barn with a concrete foundation & Animal barn/shelter with stalls & corral. Creek runs thru the property (water license) steel supported bridge with wood decking for access to both sides. The field is leased out currently but an option to continue if the new buyer wants it to continue. GST is applicable on the commercial / leased portion of the land. Taxes \$3240.67/2023 Municipal Water approx. \$46.50/mth View Floor Plans House & Garage 360 Virtual Tour. (id:6769)

Storage 8'9" x 6'7"

Bedroom 15'4" x 14'11"

Bedroom 12'11" x 14'10"

Other 29' x 30'10"

Sunroom 8'10" x 18'8"

Primary Bedroom 15' x 12'7"

Den 11'6" x 8'4"

Living room 17'3" x 12'6"

Laundry room 6'6" x 7'9"

Kitchen 8'11" x 11'2"

Foyer 12'3" x 4'11"

Family room 29' x 21'4"

4pc Bathroom 10'10" x 9'9"

2pc Bathroom 4'9" x 4'8"

Listing Presented By:



Originally Listed by:
Re/Max At Mara Lake

<http://www.shuswap4sale.ca/>



Royal

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