



# 1002 Riverside Avenue 111 Sicamous British Columbia

\$549,900

RARE POOLSIDE LOCKOUT SUITE. Welcome to Riverside #111, a truly one-of-a-kind opportunity in Sicamous' premier waterfront complex. This 990 sq ft ground-floor residence is the only unit in the entire complex to offer the ultimate combination of direct poolside patio access and a flexible lockout suite design. Step outside your private patio and you're instantly connected to the pool, hot tub, sundeck, and marina--a lifestyle benefit enjoyed by just 5 units in this 60-unit community. Inside, the thoughtful lockout layout provides two secure entrances, creating exceptional versatility for families, private guest accommodations, or flexible rental use. Recent updates including new laminate flooring, modern lighting, fresh paint, brand new appliances, and new doors and hardware, while original bathrooms and countertops allow buyers the freedom to add their own finishing touches. Additional highlights include: 1 boat slip for easy access to Shuswap Lake, Ground-floor convenience, Pets and rentals permitted for flexible ownership (with some restrictions), Healthy strata with professional management and a strong reserve fund, Heated underground(9-UG) and surface parking(53-AG). Whether you're searching for a full-time residence, vacation retreat, or investment with unmatched flexibility, Unit #111 has it all. With its rare combination of exclusivity, convenience, and versatility, this property represents Sicamous' most unique opportunity. (id:6769)

4pc Ensuite bath 8'3" x 6'11"

Primary Bedroom 18'9" x 9'4"

Bedroom 13'7" x 8'7"

3pc Bathroom 5'6" x 6'6"

Living room 13'8" x 13'10"

Dining room 8' x 7'

Kitchen 9'8" x 9'9"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty



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