



# 1200 Trans Canada Highway Sicamous British Columbia

\$2,200,000

Welcome to an exceptional 5,882 sq.ft. luxury estate set on 23 private acres along the Eagle River. A grand entrance leads to soaring 16' ceilings and massive floor-to-ceiling windows that frame serene views of the river, lush grounds and abundant wildlife. The chef-inspired gourmet kitchen features a large island, walk-in pantry, and elegant cherrywood cabinetry and doors throughout. Retreat to the expansive 400+ sq.ft. primary suite with a spa-like ensuite including a soaker tub, walk-in shower, double sinks and heated floors, conveniently connected to a generous walk-in closet and nearby laundry. Perfect for entertaining, the home offers a spectacular games room with built-in bar, wine cellar and media room, plus two large guest bedrooms in the walkout basement. Enjoy distributed audio throughout, triple car garage and impressive solar system with 54 panels producing approx. 20-22 MW annually. RV guests are welcomed with 30-amp power, water and septic. Outdoors you'll find two large tents, a shop, newly drilled high-output well, 3" irrigation to each field, 31 sprinkler zones on timers, fruit trees and approx. 3 acres of lush lawn. A rare opportunity to own a private riverfront estate designed for comfort, efficiency and unforgettable gatherings. Contact the listing agent for further details or to arrange your private showing. GST applies to small portion. (id:6769)

- Utility room 9'3" x 14'4"
- Storage 5'9" x 6'5"
- Recreation room 23'10" x 56'3"
- Office 9'1" x 8'6"
- Den 8'5" x 9'1"
- Den 13' x 18'7"
- Bedroom 18'7" x 17'
- Bedroom 19' x 19'2"
- Bedroom 19' x 19'2"
- Other 5'8" x 14'9"
- 4pc Bathroom 9'1" x 14'6"
- Other 8'8" x 17'9"
- Primary Bedroom 20'9" x 19'2"
- Pantry 16'8" x 4'8"
- Living room 20'11" x 29'3"
- Laundry room 11'2" x 14'9"

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Listing Presented By:



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Chamberlain Property Group



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

