



1002 Riverside Avenue 313 Sicamous British Columbia

\$489,900

****LAKEVIEW** **DEEP WATER BOAT SLIP**** Summer is here and The Riverside offers waterfront, beautiful grounds, a dock that's already been replaced & fully paid for, and a boat slip that is usable right now (May 2025). The unit has some great features: first and foremost, it's a top-floor unit which means it has vaulted ceilings for an airy, spacious feel and you don't have anyone above you. The balcony faces South allowing for mountain and water views whether you're playing a game, reading or having a happy hour. The unit has been tastefully updated and furnished, with most items included, allowing for a turn-key purchase. Brilliantly set up with a triple-bunk bed & armoire in the spare room, even as a two bedroom unit, there's lots of room for everyone. Included is one underground and one above ground parking stall as well as storage unit for items like luggage, seasonal storage such as inflatables & life jackets. Monthly strata fees are \$421.41/month. Sicamous continues to be a destination for those looking to purchase a second home to enjoy 4-Season fun from boating on the Shuswap, to snowmobiling and skiing. Or, if you're looking to retire here, there are full-time residents in the building. Sicamous offers many amenities from groceries, liquor, pharmacy, hardware, restaurants, medical and ice cream :) plus Salmon Arm and Vernon for larger box-stores and hospitals are both nearby. Come for the investment, stay for the sun! (id:6769)

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

Laundry room 5' x 4'

Bedroom 8'8" x 13'10"

4pc Ensuite bath 8'4" x 4'10"

Primary Bedroom 10' x 17'8"

Dining room 13'7" x 9'6"

Living room 13'7" x 12'9"

Kitchen 13'7" x 8'11"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://www.paigegregson.com/>



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