

**#c34 8192 97a Highway**  
Sicamous, BC V0E 2K0



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**MLS# 10249727**



**\$215,000**

CRYSTAL SANDS RESORT is Open Year Round! FANTASTIC CORNER LOT C34 you have choices; build cottage, bring your RV or Put in Park Model & come enjoy the Shuswap Life! Waterfront complex bar none one of the nicest sandy beaches on shores of Mara Lake & connects into beautiful Shuswap River ! This lot is (60 x 68 .09 acre) one of the largest w/ Shed (2x6 construction) established landscaping, water hook ups on both sides, drip irrigation, deck, wired shed w/outlets, concrete pavers to shed w/sitting area & Privacy! Easy walk to SANDY beach, lake, club house, river or Sandy Shores of Mara Lake. Resort fees \$254.95 mth/2021 (\$3059.44/yr) Taxes \$594.24/2021 Boat Launch, F/T caretakers, gated, club house, boat & trailer storage. Club house: Washrooms, Showers, 4 W/D, Kitchen, social room w TV, Pool table & Shuffleboard. Ball Field, Tennis courts, basketball hoop, picnic tables set on a huge green space to play. 9 guest camping sites owners can book w/fee for guests. Sledders approx. 2 min drive to Hunter's Range access Rd. CASH ONLY - Not Mortgageable \*\*Buyers transfer fee/cost for Share transfer protocol \$1200.00 + gst payable to Fulton & Co. on top of buyers lawyer fee. No pets, no rentals, no boat slip; resort in early discussion re: dock/slips & decisions by board moving forward estimated costs for the marina upgrades



**Karen Singbeil**

Phone: (250) 804-3939

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