

**850 Shuswap Avenue**  
Sicamous, BC V0E 2V1



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**MLS# 10261152**



**\$725,000**

**3 Bedrooms | 2 Bathrooms | 2,017 Sqft**

VERY rare find in Sicamous! Custom Built Ranch Style Home (2017 sq ft) w/ Double detached garage (24 x 24'1) on Double Lot .46 Acre on One of the MOST desired (SHUSWAP AVE) streets in Sicamous you will find this FIRST TIME ON MARKET & 1 OWNER HOME! Over 2000+ sq ft Rancher, 3 Bedrooms 2 full baths, 20' Vaulted ceilings, Unique design with tons of windows and natural light beaming in, Truly Open & Bright best describe this unique home & only 1/2 block to Mara & Shuswap Lake! Large kitchen with center island is open to Living & Dining & just walk out to deck/patio a perfect setup for entertaining a large amount of friends and family. Corner stone & mantel fireplace (propane), Rounded corners on door trim, F/A A/C heat pump (2012), R40 insulation in ceiling, 4' crawl poured concrete access in laundry, Vacuflo with Built in broom in kitchen. Circular pull through asphalt driveway, Wrap around covered deck, fenced backyard, compost & garden area, screened in porch off Master bedroom, pond with goldfish and established landscaping in your own private oasis where you can retreat outside under the shade trees & covered deck and enjoy all the shuswap has to offer. Close to all grocery, shops, pubs, walk to lake & beaches and so much more ! Taxes \$4338/2022 Click links to view DRONE, 360 Virtual Tour, colour floor plans, pro



**Karen Singbeil**

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