

#105 302 Mara Lake Lane
Sicamous, BC V0E 2V1



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MLS# 10262332



\$495,000

2 Bedrooms | 2 Bathrooms | 1,089 Sqft

Grandview Shores on Mara Lake! This fully furnished condo Looks right at the lake across the pool steps to sandy beaches & your boat slip! This gorgeous upgraded unit is ready for immediate possession! 1089 sq ft 2 bedroom + 2 full baths! Second owner only & has many upgrades other units would not have; Full Granite Counters w/ Full Granite backsplash in Kitchen, Granite island, Granite counters in Baths, Under cabinet lighting, Crown Moulding on rich dark kitchen cabinets, Tile Flooring, Stainless Appliances fridge w/water & ice maker, stereo system w/built in speakers inside & out on the deck, all closets have built in closet organizers w/ dressers, Electric Fireplace, Some additional upgrades since these owners purchased: New Bar Fridge & New built in Microwave (2021), New carpets in both bedrooms (2021) BBQ & patio furniture, 53" TV, some lamps & pillows (2020), 2 HEATED underground Parking stalls #35/36, Deep water BOAT Slip (105) Slip 26' MAX under the bylaws (\$100/yr marina fee) in state of the art marina & Storage both marked #105. Heated Pool, Hot tub, Sun deck, Sandy beaches with outside shower and bath. Taxes \$2165.78/2022 Monthly Strata fees \$477.08/mth NO Pets allowed at all, rentals with restrictions allowed. CLICK links to go to LISTING AGENTS website to view: bylaws, rules, 360 Virtual tour, Colour FLOOR Plans, Drone



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