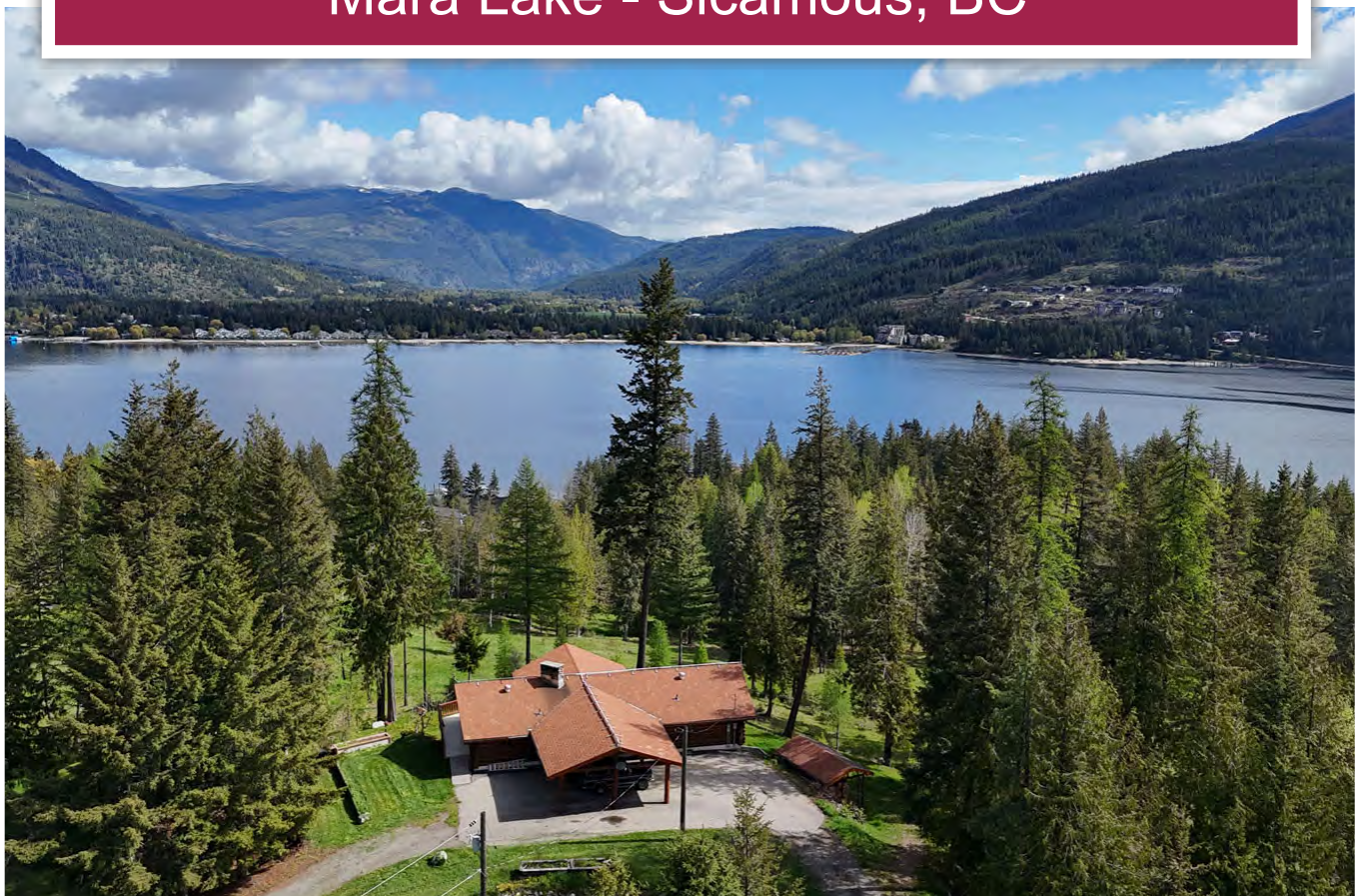




Lake View Paradise with Log Home

Mara Lake - Sicamous, BC



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PROPERTY DETAILS

Listing Number:	25111
Price:	\$2,100,000
Taxes (2024):	\$2,234.34
Size:	39.3 acres

DESCRIPTION

Sitting adjacent to the picturesque MaraHills Golf Resort, and providing breathtaking views of Mara Lake, this expansive 39.3-acre property epitomizes serenity and luxury. A meticulously crafted log cabin crowns the property and rests harmoniously amongst the rolling terrain and strategically placed foliage.

The residence boasts a timeless charm and modern comforts. Built in 1980, the home features three bedrooms, three baths, and a walkout basement, enveloped by lawns and an orchard of four plum trees, three cherry trees, two apple trees, and a pear tree. Thoughtfully designed with convenience and efficiency in mind, the home includes a fire suppression system on the roof, a separate utility room entrance for wood storage, a new wood/electric furnace, main floor laundry, two wood-burning fireplaces, 1-free standing woodstove, and ample 300-amp power supply. The expansive deck beckons for moments of tranquil reflection, offering unparalleled views that capture the essence of the valley below.

A paved driveway connects the main road to the residence, as well as to the 30' x 45' shop and adjacent hay shed. The shop, illuminated and heated for year-round comfort, provides ample space for storing recreational and farm equipment. A dedicated hay shed ensures the preservation of feed for livestock during the winter months. The property is fenced and cross-fenced into multiple paddocks, each equipped with shelters and waterers, catering to the needs of livestock.

Adding to the allure of this remarkable estate is a sizable fishpond, replenished by a water licence sourced from a nearby creek. This additional water source not only enhances the aesthetics of the property but also facilitates irrigation and supports the fire suppression system, underscoring the property's functional and aesthetic appeal.

Sicamous, BC, renowned for its idyllic location between Shuswap and Mara Lake, offers a haven for outdoor enthusiasts and nature lovers alike. With its abundance of recreational activities, from houseboating to water sports, the region captivates visitors with its pristine lakes and scenic landscapes.

This property is not part of the ALR. Current zoning permits subdivision into individual lots each 8 hectares (19.7 acres) in size.

Truly a must-see treasure, this property beckons discerning buyers seeking an unparalleled blend of luxury, tranquility, and natural splendor. Prepare to be captivated from the moment you step through the front doors, where the panoramic views of the lake and valley promise an experience that will linger in your memory for years to come.



LOCATION

9898 Old Spallumcheen Road - Sicamous, BC

DIRECTIONS

Contact Listing Agent.

Notable Drive Times

- Sicamous: 5 minutes
- Kelowna: 1 hour 42 minutes
- Vancouver: 5 hours 12 minutes
- Calgary: 5 hours 9 minutes
- Kamloops: 1 hour 45 minutes

AREA DATA

Sicamous and Mara Lake are two closely associated destinations located in the interior of British Columbia, known for their stunning natural beauty and recreational opportunities.

Sicamous

Sicamous is a small community situated at the intersection of Highway 1 (Trans-Canada Highway) and Highway 97A. It lies on the eastern shore of Shuswap Lake, with the majestic Monashee Mountains serving as a scenic backdrop. Originally a hub for the logging and railway industries,

Sicamous has evolved into a popular tourist destination, especially during the summer months.

Key features of Sicamous include:

- **Outdoor Recreation:** the region offers a wealth of outdoor activities, including boating, fishing, hiking, mountain biking, and snowmobiling in the winter months. Sicamous is often referred to as the "Houseboat Capital of Canada" due to its popularity for houseboating on Shuswap Lake.
- **Sicamous Narrows:** this narrow stretch of water connects Shuswap Lake to Mara Lake and is renowned for its beauty. Boaters navigate through this scenic channel, which is flanked by towering cliffs and lush forests.
- **Local Amenities:** despite its small size, Sicamous offers all the necessary amenities for visitors, including accommodations, restaurants, shops, and recreational rentals.

Mara Lake

Mara Lake is a pristine body of water located northeast of Sicamous, accessible via the Sicamous Narrows. It is part of the larger Shuswap Lake system and is renowned for its clear blue waters and sandy beaches.

Key features of Mara Lake include:

- **Beaches and Water Activities:** Mara Lake boasts several beautiful beaches, making it a popular spot for swimming, sunbathing, and picnicking during the warmer months. The calm waters are also ideal for kayaking, paddleboarding, waterskiing, and wakeboarding.
- **Scenic Beauty:** Surrounded by forested hillsides and mountain peaks, Mara Lake

offers breathtaking scenery that attracts nature lovers and outdoor enthusiasts alike.

- Fishing: The lake is home to a variety of fish species, including rainbow trout, kokanee salmon, and burbot, making it a favorite destination for anglers.
- Resorts and Campgrounds: There are several resorts, campgrounds, and vacation rentals dotting the shores of Mara Lake, offering accommodation options ranging from rustic campsites to luxury lakeside cabins.

Overall, Sicamous and Mara Lake provide a perfect blend of outdoor adventure, natural beauty, and relaxation, making them popular destinations for visitors seeking a getaway in the heart of British Columbia's interior.

RECREATION

In addition to the aforementioned recreational activities, the property is located adjacent to the prestigious MaraHills Golf Resort.

MaraHills Golf Resort is a premier golfing destination. This picturesque resort offers a unique golfing experience amidst the stunning landscapes of the region. MaraHills features an 18-hole championship golf course designed to challenge golfers of all skill levels. The course layout takes advantage of the natural terrain, incorporating rolling hills, pristine fairways, and strategically placed hazards.

INVESTMENT FEATURES

- Water licence for irrigation
- Fencing and cross-fencing for pasture and hay land
- Orchard (3 cherry trees, 4 plum trees, 2 apple trees and 1 pear tree)

SERVICES

- 300-amp service
- Wood/electric fireplace
- Septic
- Drilled well
- 2 wood fire places and standing wood stove
- Wood stove and radiant heat in shop

IMPROVEMENTS

- 2,700 ft² log home (built 1980)
- 30' x 45' shop
- Hay shed
- Two animal shelters
- Garden shed
- Woodshed
- Trout pond for irrigation and fire suppression

MAP REFERENCE

50°48'38.25"N and 118°59'39.44"W

ZONING

MH - Medium Holdings (CSRD)

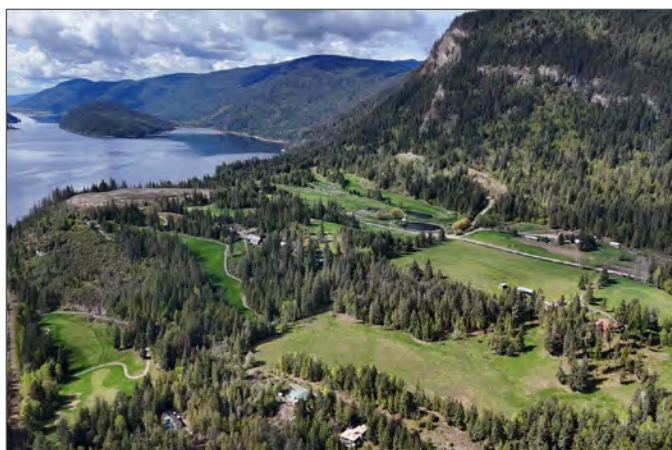
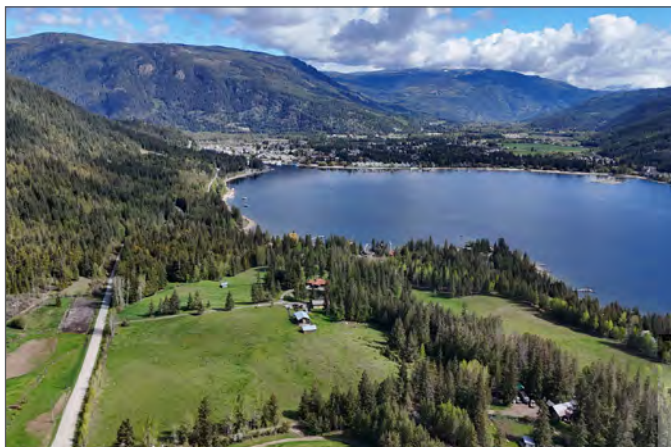
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Columbia Shuswap Regional District Zoning Bylaw 841

LEGAL

LOT A, PLAN KAP13404, SECTION 25, TOWNSHIP 21, RANGE 8, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT

PID 009-206-345





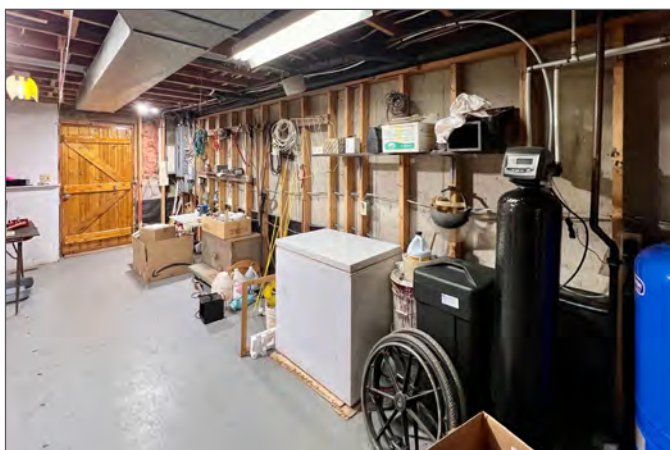








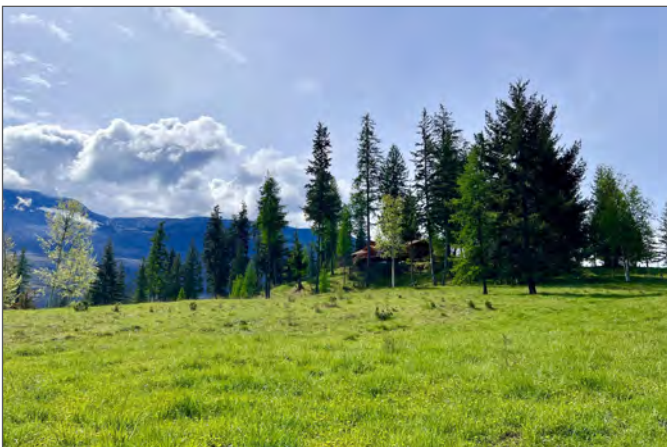




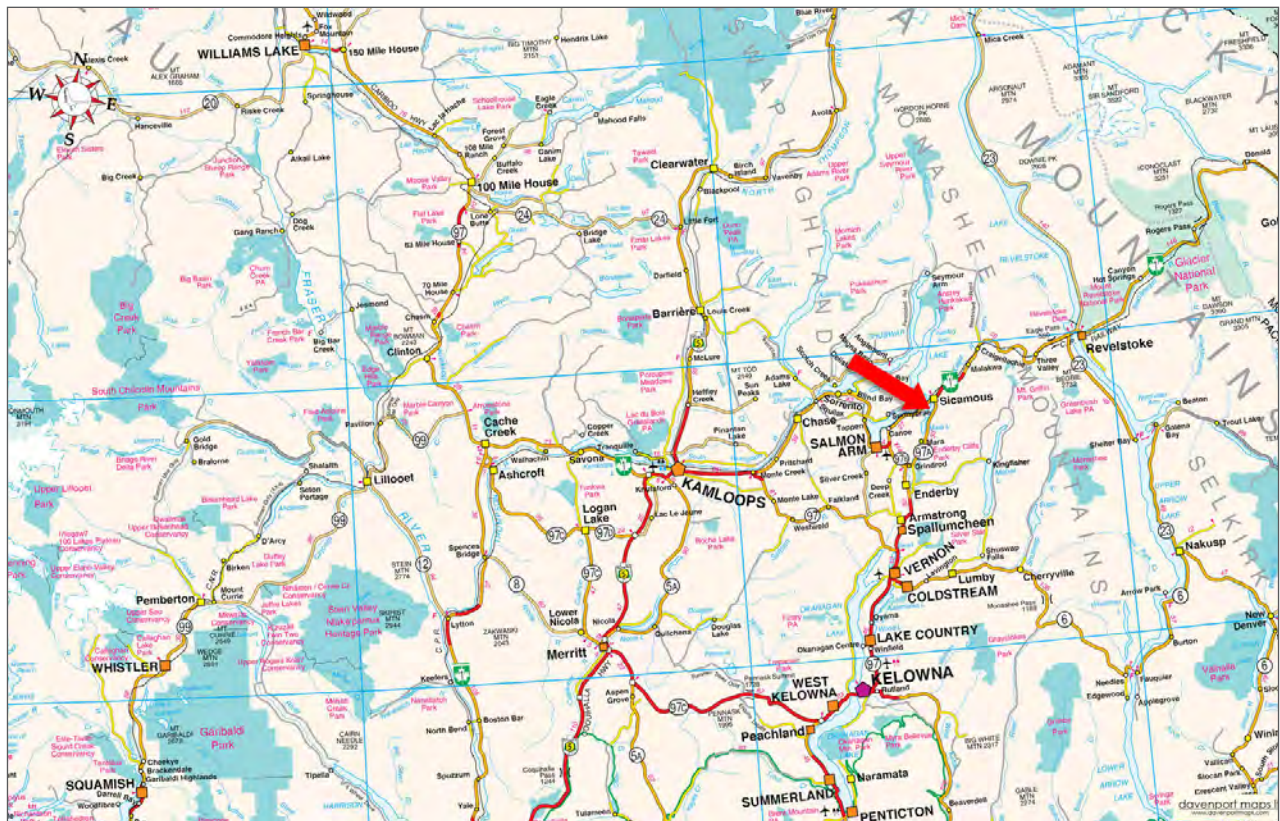


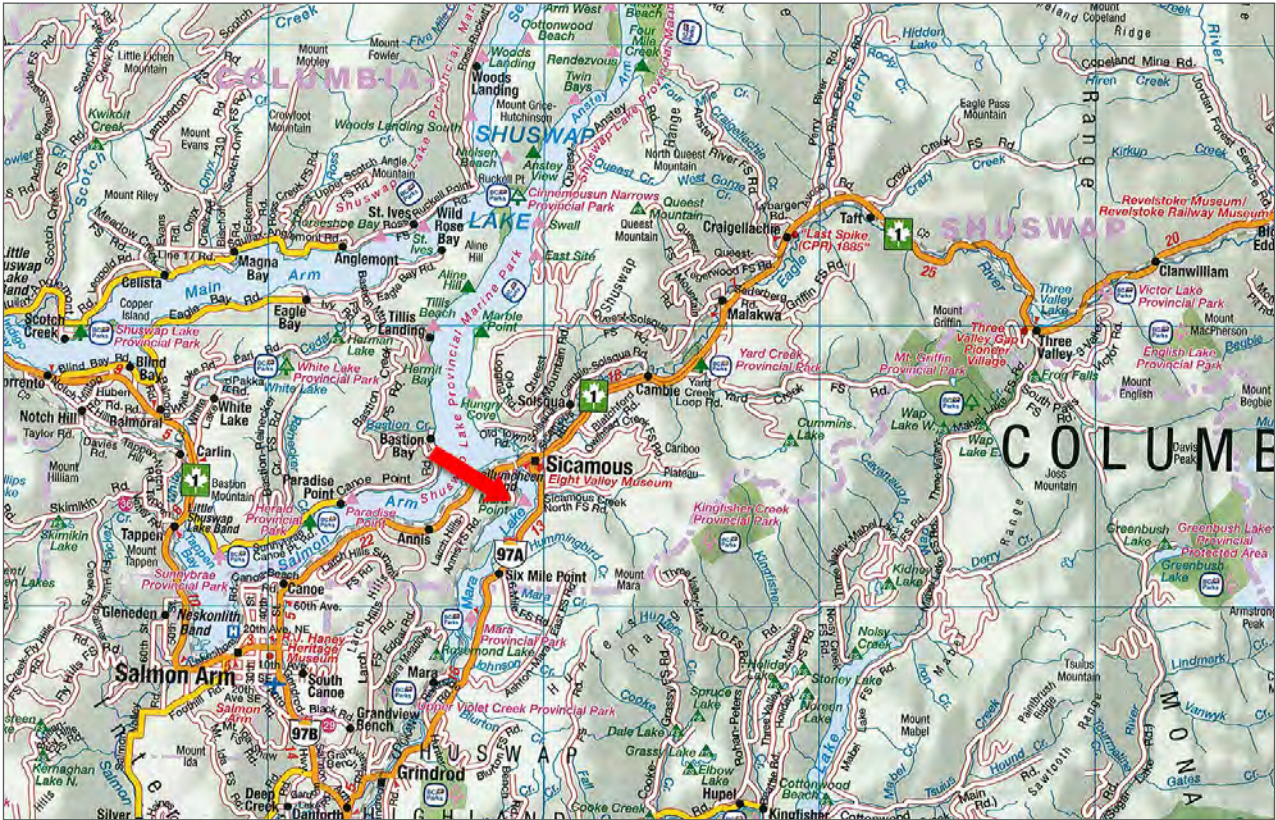


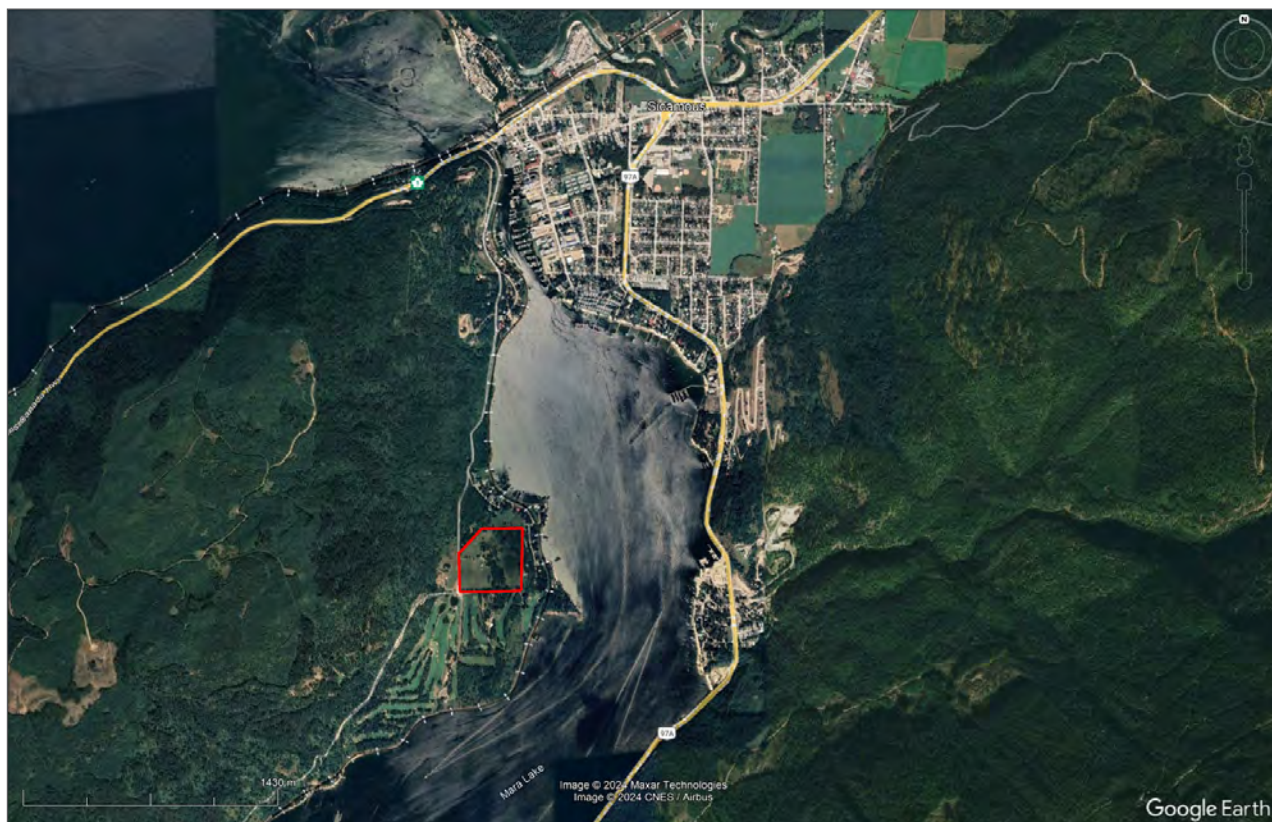


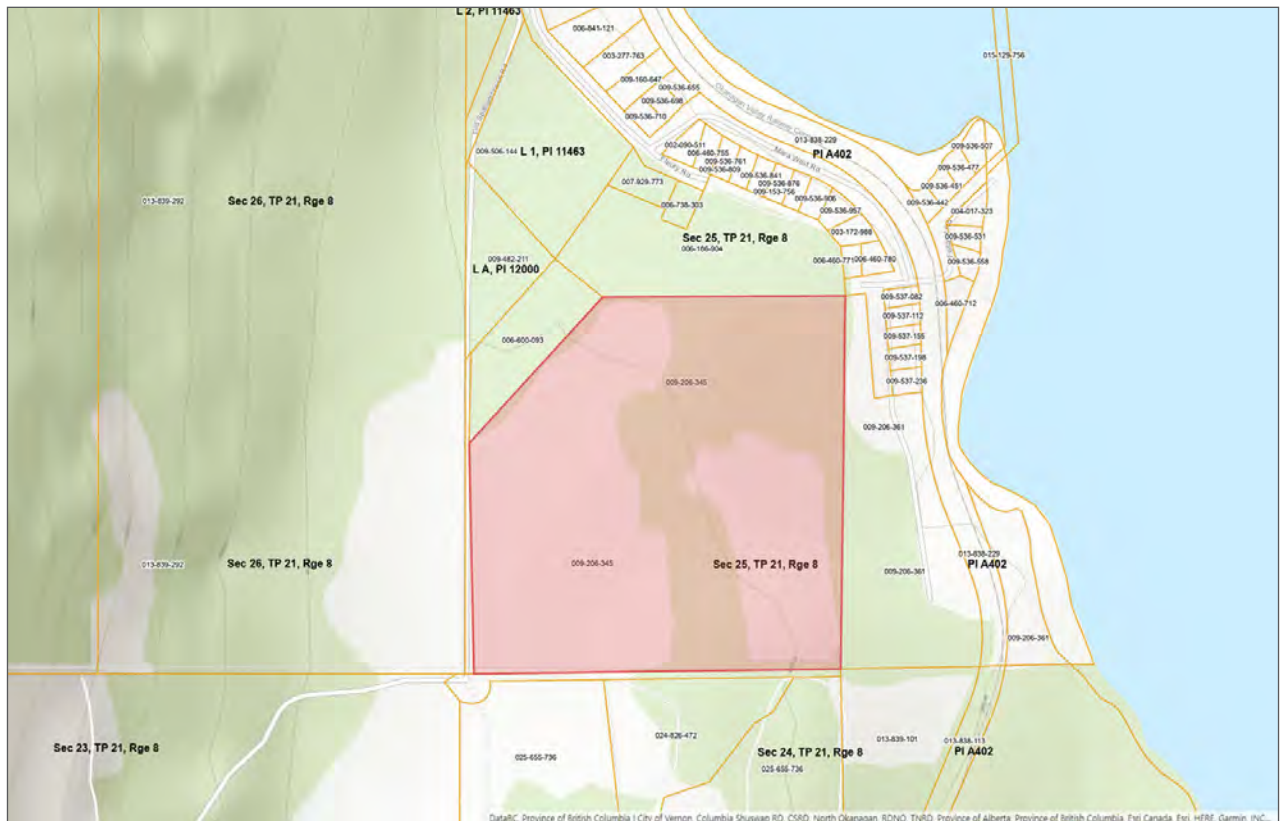
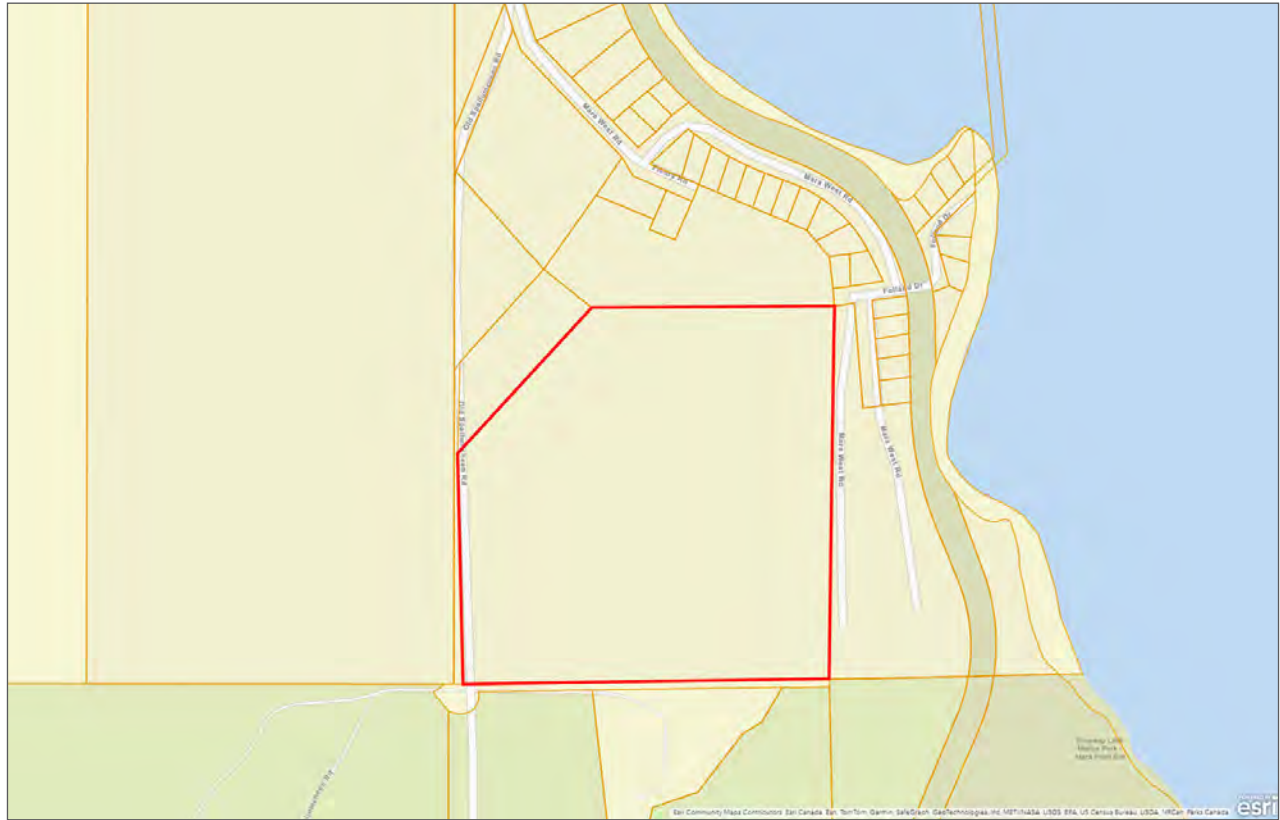












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