



202-302 MARA LAKE LANE, SICAMOUS

Presented by
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REALTY



202-302 MARA LAKE LANE, SICAMOUS

West-facing corner condo at Grandview Shores on Mara Lake, showcasing unobstructed lake and mountain views from the covered, enclosed Duradeck balcony, along with lovely lake views from the main living areas and both bedrooms.

This well-maintained 2 bedroom, 2 bathroom second-floor home (no elevator needed) features 9' ceilings, hardwood and slate tile floors, and Hunter Douglas wood blinds throughout.

The open-concept kitchen, dining, and living area is ideal for entertaining with a central island with seating for three, maple cabinets, under-cabinet lighting, and quality Frigidaire, Bosch, and KitchenAid appliances. The spacious lakeside living room offers a large picture window and direct deck access for seamless indoor-outdoor living.

The primary bedroom features a large west-facing window overlooking the beach, ceiling fan, double closet, and a 4-piece ensuite with a double vanity, and walk-in shower. The guest bedroom also enjoys lake views, hardwood flooring, ceiling fan, and generous walk-through closets with direct access to the main 4-piece bathroom. In-suite stacking Frigidaire laundry adds everyday convenience.

Resort-style amenities include a heated outdoor pool and hot tub, private sandy beach, secure deep-water boat slip (#22, slip 202), second-floor gym, and beautifully kept common areas. Two secure, heated underground parking stalls and a storage locker (#202) complete this move-in ready lakefront retreat, just minutes from all the amenities of Sicamous.

DETAILS

Address	202-302 Mara Lake Lane, Sicamous, BC, V0E 2V1	Bedrooms	2
City	Sicamous	Bathrooms	2
		Finished Area	1,029 Sq. Ft.

SPECIFICATIONS

Water	Municipal	Zoning	C4A
Sewer	Connected	Legal Description	STRATA LOT 18 DISTRICT LOT 496 KAMLOOPS DIVISION YALE DISTRICTSTRATA PLAN KAS3085 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FROM V
View	Lake, Mountains, Water		
Waterfront	Lake, Lakefront	Ownership	Freehold, Fee Simple

BUILDING FEATURES

Finished Area	1,029 Sq. Ft.	Parking	2 Garage Spaces On Site, Secured, Underground Strata Parking Type:LCP - Limited Common Property
Year Built	2006	Construction	Wood Frame, Fiber Cement
Storeys	1	Foundation	Concrete Perimeter
Pool	Pool, In Ground, Outdoor, Heated	Exterior Features	Balcony
A/C	Central Air		
Heating	Forced Air		
Interior Features	Kitchen Island, Double Vanity, Pantry		
Monthly Fees	\$515		

ROOM SIZES

Main Level

Utility Room: 3'4" x 3'9"
4-Piece Bathroom: 7'6" x 6'3"
Bedroom: 11'3" x 18'5"
Dining Room: 14'4" x 6'4"
Primary Bedroom: 11'5" x 14'5"
4-Piece Ensuite Bath: 8'1" x 11'8"
Kitchen: 14'4" x 11'0"
Living Room: 16'0" x 16'2"















202-302 Mara Lake Ln, Sicamous, BC

Main Floor Exterior Area 1112.77 sq ft
Interior Area 1029.27 sq ft
Excluded Area 18.74 sq ft



PREPARED: 2026/04/30



While regions are excluded from total floor area in iGUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



EXCEPTIONAL FEATURES

- A west-facing corner waterfront residence offering approximately 1,029 sq. ft. of well-designed single-level living with unobstructed views of Mara Lake, the sandy beach, and surrounding mountains
- Two spacious bedrooms and two full bathrooms are thoughtfully arranged within a bright and well-maintained layout that blends comfort, functionality, and a relaxed lakeside setting
- Open-concept living spaces are enhanced by 9-foot ceilings, hardwood and slate tile flooring, and expansive windows that capture natural light and uninterrupted waterfront views
- Designed for both everyday living and entertaining, the kitchen features maple cabinetry, slate tile surfaces, under-cabinet lighting, a central island with seating, and a walk-in pantry
- Positioned to enjoy west-facing lake views, the primary bedroom offers hardwood flooring, a ceiling fan, and a well-appointed four-piece ensuite with double vanity and walk-in shower.
- Generous in size, the guest bedroom includes hardwood flooring, west-facing windows, lake views, and two closets for added storage.
- Finishing details throughout include Hunter Douglas wood blinds, hardwood flooring in the principal rooms, slate tile in key living areas, and an interior palette suited to the waterfront setting
- Outdoor living is elevated by a covered and enclosed west-facing deck with Duradek surfacing and peaceful views of Mara Lake and the surrounding mountains
- Additional conveniences include in-suite stacking laundry, two secure underground parking stalls, a dedicated storage locker, and access to the unit without needing to rely on elevator use
- Residents enjoy access to resort-style amenities including a heated outdoor pool, hot tub, gym, private sandy beach, secure boat slip #202, and proximity to the amenities of Sicamous just minutes away
- A refined lock-and-leave waterfront residence combining comfortable design, quality finishing, and a relaxed resort-style lifestyle on Mara Lake

Inclusions

- Frigidaire range
- Bosch over-the-range microwave
- KitchenAid refrigerator
- KitchenAid dishwasher
- Stacking Frigidaire washer and dryer

Mechanical

- Forced air electric heat
- ICP furnace
- Central air conditioning (Carrier)
- 200-amp service panel
- John Wood hot water tank
- Carrier thermostat

MAIN LEVEL

Foyer

- Entry foyer with access to the kitchen, hall, and main living area

Kitchen/Dining Area

- Slate tile flooring, maple cabinetry, and a slate tile backsplash define the kitchen
- A central island with pendant lighting and seating for three, under-cabinet lighting and a walk-in pantry with wire shelving
- Appliances include a Frigidaire range, Bosch over-the-range microwave, KitchenAid refrigerator, and KitchenAid dishwasher
- The dining area is open to the kitchen and living room and features slate tile flooring and chandelier lighting

Living Room

- The living room features hardwood flooring, a large window with lake views, and a door providing direct access to the covered deck

Primary Bedroom With Ensuite

- The primary bedroom is finished with hardwood flooring and features a large west-facing window overlooking the lake, beach, and mountains
- Additional features include a double sliding-door closet and ceiling fan
- The 4-piece ensuite features slate tile flooring, a double vanity with shaker style cabinetry and drop-in sinks, a large wall-mounted mirror, and a walk-in shower

Second Bedroom

- The second bedroom features hardwood flooring, west-facing windows, and views toward the patio and lake
- Two closets with sliding doors and wire shelving, along with a ceiling fan, complete the room

Full Main Bathroom

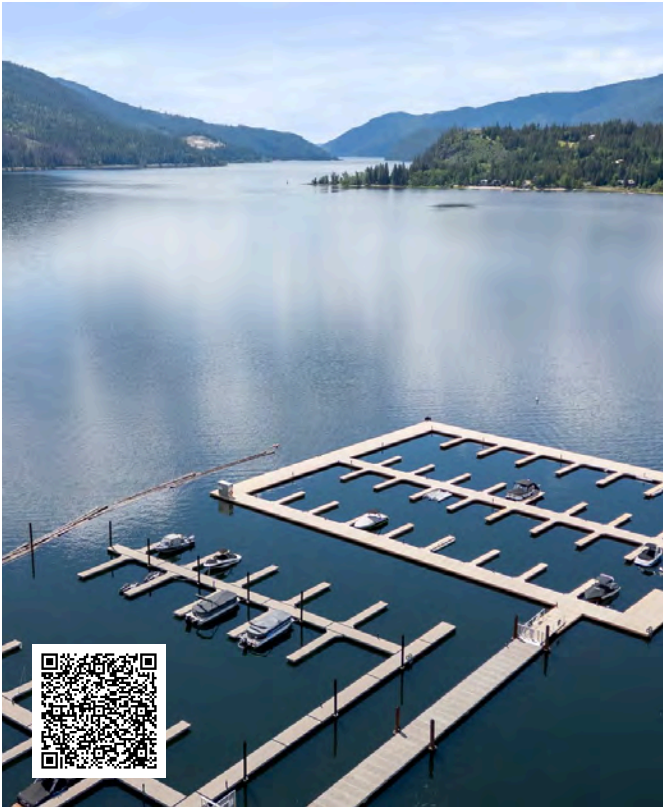
- The 4-piece main bathroom includes tile flooring, a vanity with drop-in sink, maple cabinetry, wall-mounted mirror, and a tub/shower combination

Laundry

- The laundry is located in a closet off the hall and includes a stacking Frigidaire washer and dryer

LOCATION





*This West Facing Corner
Residence*
at Grandview Shores

Captures the very best of Mara Lake living with unobstructed water and mountain views, resort-style amenities, and a thoughtfully designed interior that makes every day feel like a getaway.

— Mike Mychalyszyn

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