



# 1102 Trans Canada Highway Sorrento British Columbia

\$1,200,000

Rare opportunity. Panoramic lakeviews. Rural 6.08 acres on Municipal town water. Comes with large 5 bdrm/5bth home, 3 bay garage, RV shed, shop w/heavy duty crane & workshop, barn w/hayloft. Hwy access. Close to town and all amenities. Massive shop featuring a heavy duty commercial style crane, a highly unique & valuable asset. Incredible set up for heavy equipment, maintenance, custom metal fabrication, marine mechanics or auto restoration. Heavy duty workshops with this capability are incredibly rare to find on rural acreage. The several outbuildings offer excellent storage for farm implements, recreational toys or livestock feed. Unlike many rural acreages, having municipal town water guarantees excellent water pressure, volume & quality, which removes the typical risks & costs associated w/private wells & cisterns. The combination of stunning lakeviews & agricultural zoning (ALR) provides the highly sought after Shuswap dream of scenic private living while operating a lucrative home business or hobby farm. TLC is needed but so many possibilities. Lots of room for the extended family/multi generational living. This property is an Estate sale being sold "as is where is". Probate has been cleared. No septic on file. There is a discrepancy with the acreage size. CSRD states it is 8.01 acres and BC Assessment states it is 6.08 acres. Plans attached. Buyer to verify if important. Measurements done by Home data report. (id:6769)

Listing Presented By:



Originally Listed by:  
Fair Realty (Sorrento)



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

Full bathroom 8'4" x 6'8"

Bedroom 13' x 12'

Other 7'1" x 5'

Other 11'10" x 3'9"

Dining nook 14'6" x 5'6"

Full bathroom 7'7" x 7'6"

Kitchen 13' x 12'2"

Bedroom 11'5'4" x 10'1"

Full bathroom 9'2" x 7'11"

Primary Bedroom 17'5" x 13'

Dining room 16'11" x 11'11"

Foyer 12' x 6'

Living room 29'2" x 18'

Full bathroom 7'7" x 6'2"

Family room 25'9" x 16'11"

Other 13'11" x 5'9"

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Kitchen 15' x 12'5" Other 8' x 7'

Bedroom 11'11" x 11'7"