



1403 Notch Hill Road Sorrento British Columbia

\$3,200,000

ONCE IN A LIFETIME OPPORTUNITY TO OWN A 145.21 ACRE, 3RD GENERATION HERITAGE FARM WITH 2 RESIDENCES! PERFECT MULTI-FAMILY SET UP! Main Home (1996): 3627 sq ft 3 Bed / 4 Bath Hammer Beam Timber Frame with HUGE mountain & valley views. Floor to ceiling windows, raised porch & deck reached by oversize 8' wide sliding glass doors, & ground level covered concrete deck all take in those views. 1st floor boasts bright Kitchen with quartz counters, custom cabinetry & bay window, Dining Area, Living Room with vaulted ceilings & a 2-sided fieldstone fireplace, 2 pc Powder Room, massive Primary Bedroom with 5 pc Ensuite & W/I closet, and Laundry. Upstairs, find 2 Bedrooms, 4 pc Bath & Loft Family Room. Lower level is home to Summer Kitchen, Family & Rec Rooms, 3 pc Bath, Sauna, & soundproof Studio. Detached 30 x 40' heated Shop with 8 x 8' O/H door & 10' ceilings has 3 pc Bath & own septic. 70' x 90' Barn has loose Stalls, Tack Room, lockable Garage, & lean-to Storage. Horse Lovers will appreciate the paddocks, arena, & optional round pen. There's a Chicken Coop, Bunkhouse, & Woodshed, PLUS concrete floor & footings with rebar poured for construction of a 36 x 50' detached Garage. Down in the fertile valley part of the farm are the original (1936) 3 Bed/2 Bath farmhouse, a 32 x 64' Shop with 14 x 64' Carport, & a Pumphouse. Farmland features self-irrigating lower fields along Newsome Creek & hilltop pastures & hayfields overlooking Shuswap Lake. Paved road access a few minutes from TCH. (id:6769)

Listing Presented By:



Originally Listed by:
Fair Realty (Sorrento)

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Royal

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Other 4'1" x 3'10"

4pc Bathroom 13'7" x 11'3"

Bedroom 13'7" x 14'6"

Bedroom 9'11" x 27'8"

Loft 19'8" x 18'7"

Other 11' x 8'1"

Utility room 13'2" x 17'8"

Kitchen 9'11" x 21'2"

Recreation room 15'1" x 22'

Family room 18'2" x 22'7"

Other 15'11" x 6'5"

Laundry room 9'11" x 11'3"

2pc Bathroom 6'1" x 5'7"

Foyer 10' x 10'

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Sauna 4'10" x 6'3"

Other 9'11" x 6'3"

3pc Bathroom 9'11" x 6'3"

5pc Ensuite bath 15'1" x 12'

Primary Bedroom 15'1" x 16'3"