



# 1406 Huckleberry Drive Sorrento British Columbia

\$1,300,000

1.55 Acre property in the beautiful neighborhood of Notch Hill Estates! Features a 3192 sq. ft custom built home with a mechanic's dream shop 1260 sq.Ft (32X40) Featuring 4 post hoist, Overhead Block Lift, Mezzanine Storage, In-Floor + Overhead Heating, Frame Straightener, 3 220 Outlets and a 6 Point Compressed Air System. Shop Also Features a 2pc washroom, 11x15 Storage Room and Full Breezeway for additional covered parking. The home has 2-car garage with Side RV Parking and Sani-Dump! Walkout Rancher with bright and open floor plan, Large Covered Deck, 4 Bedrooms, 3 Bathrooms, Fully Finished Walkout Basement with large Recroom & Bar Area Perfect For Entertaining! Outside is a beautiful parklike yard, inground irrigation & panoramic views! (Note that the security system doesn't go with the property.) Call your showing today! (id:6769)

Mud room 12'0" x 10'9"  
 Partial bathroom 11'0" x 5'9"  
 Other 22'6" x 15'3"  
 Games room 21'7" x 12'5"  
 Bedroom 11'0" x 14'4"  
 Family room 18'9" x 13'6"  
 Laundry room 8'9" x 10'6"  
 4pc Bathroom 11'0" x 7'8"

Bedroom 10'8" x 9'9"  
 Bedroom 10'6" x 12'0"  
 4pc Ensuite bath 12'0" x 5'0"  
 Primary Bedroom 12'7" x 13'2"  
 Living room 16'9" x 13'6"  
 Dining room 11'6" x 13'0"  
 Kitchen 12'6" x 10'6"

Listing Presented By:



Originally Listed by:  
 RE/MAX Real Estate (Kamloops)



Royal

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