



1406 Huckleberry Drive Sorrento British Columbia

\$1,200,000

A RARE COMBINATION OF HOME, LAND & SHOP.....Welcome to this well maintained 4-bedroom, 2.5-bath rancher with a full finished walk-out basement, privately set on 1.55 acres at the end of a quiet no-through road. Offering nearly 3,000 sq. ft. of finished living space, this home is designed for comfortable family living. The bright, open main floor features a spacious kitchen, dining area with access to an expansive deck, an inviting living room, a primary suite with walk-in closet and full ensuite. Completing the main level are two additional bedrooms, a full bath, and main-floor laundry with access to the oversized double garage which includes an extra-long bay for a full-sized truck. The walk-out basement is perfect for entertaining with a family room w/natural gas fireplace, games room, wet bar, home office, 2-piece bath, utility room, mud room and access to a covered patio. Car enthusiasts and hobbyists will appreciate the impressive 32' x 40' heated shop, equipped with an overhead block lift, 4-post hoist, frame straightener, six compressor air outlets, three 240V outlets, in-floor and overhead heat, and a 2-piece washroom. This exceptional property combines peaceful country living, and stunning mountain views. (id:6769)

Utility room 10'7" x 9'9"

Mud room 12' x 9'9"

2pc Bathroom 10'0" x 7'7"

Office 13'5" x 9'9"

Other 22'6" x 15'3"

Games room 19'4" x 12'5"

Family room 17'8" x 12'10"

Foyer 9' x 4'6"

4pc Bathroom 8'6" x 6'10"

Bedroom 10'8" x 10'

Bedroom 10' x 10'3"

4pc Ensuite bath 10'2" x 6'

Primary Bedroom 11'11" x 13'2"

Laundry room 10'3" x 5'1"

Living room 16'2" x 13'

Dining room 11'3" x 12'6"

Kitchen 13'3" x 13'

Listing Presented By:



Originally Listed by:
REMAX Shuswap Realty

<http://www.rochelledale.com/>



Royal

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