



2008 Notch Hill Road Sorrento British Columbia

\$580,000

This little 12.41 acre Farm on 2 titles and 100% in the ALR, is brimming with potential! It has been farmed in the past & is located between two working farms in the fertile East-West facing Notch Hill Valley. However, it has been tenanted for many years & both buildings & property have not been maintained to the standards the owner would have liked to see. Now it needs someone with vision to restore it to its "former glory". There are 2 wells & 2 ponds on the larger 7.76 acre piece of property which is also home to the residence & outbuildings & has road access. The second 4.65 acre parcel has Broderick Creek running through it & backs onto the main CPKC railway line with no road access. The home on Parcel 1 is a manufactured home on a skim-coated crawl space. It has additions providing a carport, a raised deck, a front entrance, & a back mud-room. The entire structure is sided with wood. Electrical was updated, new panel installed, & Silver Label issued in October 2024. Outbuildings include a Pumphouse (with 30 amp subpanel to run pressure tank & pump for the well that serves the house), several chicken coops, an original log shed, & a large shed with concrete "root cellar" beneath it. This shed has an electrical panel which is currently not hooked up. There is some fencing in various states of repair. Neighbours state that in the past, the property has been home to both sheep, and in the paddock closest to the road, ponies. Now, it awaits your ideas and inspiration. (id:6769)

Foyer 7'4" x 6'4"

Mud room 11'11" x 8'5"

Laundry room 6'11" x 5'10"

4pc Bathroom 6'11" x 7'

Bedroom 8'4" x 9'9"

Bedroom 9'10" x 9'9"

Primary Bedroom 10' x 9'10"

Dining room 8'9" x 8'1"

Kitchen 10'3" x 7'7"

Living room 21'8" x 12'1"

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