



28 Rosoman Road Enderby British Columbia

\$899,000

Located on sought-after Rosoman Road just minutes from Enderby & a short stroll to the Shuswap River, this 2,900+ sq ft home blends comfort, nature, & income potential. The 1.76-acre property is the ultimate adventure base camp, with direct access to sledding, ATVing, hiking, & dirt biking trails right from your door, a true retreat at the base of Hunters Range! The main floor features a bright & spacious 2 bed, 1.5 bath rancher layout with an updated kitchen, cozy wood stove in the family room, propane fireplaces & direct access to private hot tub. The lower level hosts a suite with private entry, 1 bed, 1 bath, & its own hot tub--perfect for generating extra income. Enjoy a large, private deck with hot tub; the property also boasts mature fruit trees (apple, cherry, plum), 3-tiered garden beds, & a greenhouse for farm-to-table living. A serene firepit area is tucked among the trees for peaceful evenings under the stars or entertaining friends. The property includes a fully fenced yard with gated entry, detached heated double garage with 220amp service, workshop, industrial shelter, great space for storage or hobbies, room for all your toys, & a RV pad with 30amp service. Updates include a new roof, geothermal heating/cooling system, & a shared Artesian well with high-quality water. With room to roam, space to grow, & direct access to year-round recreation, this rare acreage offers the best of rural living with adventure at your doorstep. (id:6769)

Bedroom 12'4" x 11'2"

4pc Bathroom 9'3" x 7'6"

Laundry room 7'6" x 5'6"

Other 11'4" x 8'10"

2pc Ensuite bath 3'5"

Primary Bedroom 15'6" x 11'4"

Den 11'6" x 8'7"

Kitchen 11'3" x 9'4"

Living room 11'4" x 9'7"

Dining room 11'4" x 9'7"

Family room 22'9" x 19'2"

Other 22'6" x 19'2"

Other 11'0" x 9'5"

Other 7'7" x 3'10"

Other 4'5" x 3'9"

Bedroom 11'11" x 11'1"

Full bathroom 7'5" x 5'9"

Living room 15'11" x 14'8"

Kitchen 10'3" x 10'11"

Dining room 11'4" x 9'7"

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd



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