



1403 Notch Hill Road Sorrento British Columbia

Sorrento

\$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 C...



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