



## 2904 Enderby Mabel Lake Road Enderby British Columbia

Enderby / Grindrod

**\$998,900**



Your own private 9 acre retreat nestled on the shores of Shuswap River. With 1320 ft of river frontage and accessible from almost everywhere, there are numerous options to enjoy the beauty this property has to offer. Only a few km's to Mabel Lake for summer boating and golf and winter recreation out your back door with world class sledding. With loads of charm, this 3 bed 1 bath home invites you in. Hand hewn beams throughout your main living areas tie everything together. The main floor primary bedroom is flooded with natural light, providing views out to your property below. Upstairs are 2 more bedrooms and the main bath. The new addition, as if it could get better, is the 984 square foot shop space measuring roughly 40'x26', with 20 foot ceilings and 16 foot high shop doors. Newly installed 200 Amp service, a 50 amp RV plug as well as being plumbed for a future bathroom and ancillary suite, leaving lots of options for a new Buyer. A new roof, fascia, soffits and gutters all recently put on to protect your home. A new hot water tank, pressure tank, water softener, UV filtration and water lines to the well all providing some added piece of mind. A back yard fire pit to relax and numerous trails to walk around your property and to the shores of the river. On site is a small cabin that maybe your guests can enjoy, or there is lots of room by the river to park a couple of R...



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