



## 40 Rosoman Road Enderby British Columbia

Enderby / Grindrod

# \$1,049,000



Embrace the tranquility of rural life on this beautiful 2.54-acre property located on desirable Rosoman Road. Just minutes from the Shuswap River, this cleared & private acreage offers the perfect blend of peace, space & outdoor adventure - ideal for nature lovers & families alike. Nestled just off Enderby Mabel Lake Rd, & close to the Eby hand launch & Hunter's Range, this is a dream location for outdoor enthusiasts. Hunter's Range is renowned for world class snowmobiling, hiking & hunting. The spacious & well-maintained split-level home features 5 bedrooms plus den, 2 full bathrooms & plenty of room for family & pets. A large, attached garage provides added convenience & storage. Outside, a year-round artesian well, creek & fountain enhance the natural beauty of the backyard, while a variety of fruit trees - including cherry, apple & hazelnut - along with raspberry & blackberry bushes, add to the country charm. A highlight of the property is the massive 34' x 46' shop with 12ft ceilings, 10ft overhead doors, cozy wood stove for year-round comfort & dedicated 200Amp service. Whether you're working on personal projects or running a home-based business, this versatile space has you covered. Additional features include an automatic gate with potential for circular driveway, fully fenced acreage, and electric heating system supplemented by a Traeger electric/pellet combo furnac...



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