



## 414 Mallory Road Enderby British Columbia

Enderby / Grindrod

**\$1,479,000**



Set on 39 acres of fertile farmland in the quiet Deep Creek valley, this property offers a rare opportunity to create your dream hobby farm. With gently rolling fields and ample space, you can picture horses grazing in the pasture, cows in the barn, or a small flock of sheep roaming the hillsides. The land can grow most crops, or you can lease it to a nearby farmer for easy income. The 2,200 sq.ft. home with full walk-out basement has 5 bedrooms and 3 bathrooms, a large open kitchen with island, and a wood-burning fireplace in the living room. Recent renovations are underway, with some still to be finished to your taste. A brand new heat pump provides year-round comfort, with wood and propane backup for those cozy winter nights. Outbuildings include a 45' x 80' barn, a 3-bay workshop, and plenty of room for equipment and animals. There's a shallow well with excellent water supply, two 200-amp services, and a 50-amp RV plug. The house and barn sit on an upper bench with sweeping views of the fields below, just 15 minutes from Salmon Arm or Enderby, For outdoor recreation, you're only 5 minutes from Gardom Lake--perfect for summer swimming, fishing, and paddling, or winter snowshoeing and skating. With nearby trails, lakes, and mountain scenery, you can enjoy the best of BC's four-season lifestyle right outside your door. This is more than a property, it's a blank slate for th...



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