



## 1307 Fredrickson Road Sorrento British Columbia

**\$874,999**

1307 Fredrickson Road, Country living close to town. Plenty of room on this 12.3 acre creekside property. Approx. 10 acres in hay on a hay lease for farm status. Only a few mins from the town of Sorrento with groceries, elementary schools, golf etc. Located on the school bus route. Only minutes from Shuswap Lake boat launches and recreational parks. This is a great property with flat useable land and a solid home with room to garden and store all the toys or build a shop. Surrounded by quiet, respectful neighbours, offering peace and privacy. Great water at over 8 GPM on the well. 3 bedrooms, 1 full bath and 2 half baths. Recently upgraded new decking and hot water tank. (id:6769)

Storage 11'6" x 11'4"

Bedroom 12'6" x 8'11"

Laundry room 16'1" x 11'4"

Storage 14'8" x 11'4"

Family room 23' x 13'2"

1pc Bathroom 2'3" x 3'1"

2pc Bathroom 3'10" x 11'11"

Kitchen 8'3" x 11'11"

Living room 23'10" x 9'

3pc Bathroom 7'8" x 12'2"

Primary Bedroom 10'10" x 12'2"

Dining room 9'2" x 11'11"

Bedroom 12'5" x 13'2"

Listing Presented By:



Originally Listed by:  
Royal LePage Little Oak Realty



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