1403 Notch Hill Road Sorrento British Columbia

$3,200,000

ONCE IN A LIFETIME OPPORTUNITY TO OWN A 145.21 ACRE, 3RD GENERATION HERITAGE FARM WITH 2 HOMES: PERFECT MULTI-FAMILY SET UP! Main Home (1996): 3627 sq ft 3 Bed/4 Bath Hammer Beam Timber Frame with HUGE views. 1st floor has custom Kitchen, Dining Area, Living Room with vaulted ceilings, 2 pc Bath, Primary Bedrm w/ 5 pc Ensuite & W/I closet, Laundry & wrap around deck. Upstairs find 2 Bedrms, 4 pc Bath & Loft Family Rm. Lower level has Summer Kitchen, Family & Rec Rms, 3 pc Bath, Sauna, soundproof Studio, Cold Rm & concrete patio out to gardens. Detached 30x40' heated Shop has 8x8' O/H door, 10' ceilings, 3 pc Bath, & own septic. 84 x100' Barn has loose Stalls, 16x20' Tack Room & 16x30' lockable Shop (both with infloor heat) & lean-to Storage. HORSE LOVERS will value Paddocks, Arena, Round pen, & riding Trails. There's a Chicken Coop, Bunkhouse, & Woodshed, PLUS concrete floor & footings with rebar poured for construction of a 36 x 50' detached Garage. In the fertile valley are the original (1936) 3 Bed/2 Bath farmhouse, a 32x64' Shop with 14x64' Carport, a Pumphouse, & 30 acres of cultivated fields along Newsome Creek, with 18 leased out until year end. 7 acres of hilltop pasture overlook Shuswap Lake. Balance of property wooded, or partially logged preparing for development. Hillside gravel seam provided gravel for the driveways. 3 Wells. Currently 6 horses, 10 Turkeys, 50 Broiler Chickens & 12 Laying Hens. Some cow/calf use in past. Paved road access a few minutes off TCH. (id:6769)

Other 4'1" x 3'10"
4pc Bathroom 13'7" x 11'3"
Bedroom 13'7" x 14'6"
Bedroom 9'11" x 27'8"
Loft 19'8" x 18'7"
Other 11' x 8'1"
Utility room 13'2" x [illegible]
Kitchen 9'11" x 21'2"
Recreation room 15'1" x 22'
Family room 18'2" x 22'7"
Other 15'11" x 6'5"
Laundry room 9'11" x 11'3"
2pc Bathroom 6'1" x 5'7"
Foyer 5'11" x 8'5"

Listing Presented By:

Originally Listed by:
Fair Realty (Sorrento)

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Sauna 4'10" x 6'3"

Other 9'11" x 6'3"

3pc Bathroom 9'11" x 6'3"

5pc Ensuite bath 15'1" x 12'

Primary Bedroom 15'1" x 16'3"

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