



40 Rosoman Road Enderby British Columbia

\$1,095,000

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 and private acreage offers the perfect blend of peace, space, and outdoor adventure -- ideal for nature lovers and families alike. Nestled just off Enderby Mabel Lake Road, and close to the Eby hand launch and Hunter's Range, this is a dream location for outdoor enthusiasts. Hunter's Range is renowned for world class snowmobiling, hiking and hunting. The spacious and well-maintained split-level home features 5 bedrooms plus a den, 2 full bathrooms, and plenty of room for both family and pets. A large attached garage provides added convenience and storage. Outside, a year-round artesian well and creek enhance the natural beauty of the backyard, while a variety of fruit trees -- including cherry, apple, and hazelnut -- along with raspberry and blackberry bushes, add to the country charm. A highlight of the property is the massive 34' x 46' shop, complete with 12-foot ceilings, 10-foot overhead doors, and a cozy wood stove for year-round comfort. Whether you're working on personal projects or running a home-based business, this versatile space has you covered. Additional features include: Automatic gated driveway with potential for circular access Electric heating system, supplemented by a Traeger pellet furnace. This rare acreage offers the best of country living with room to grow, explore, and enjoy. (id:6769)

Bedroom 8'4" x 10'10"

Bedroom 8'9" x 10'10"

5pc Bathroom 5'1" x 7'1"

Primary Bedroom 12'2" x 12'4"

Utility room 17'3" x 24'6"

Bedroom 10'2" x 12'0"

Bedroom 9'11" x 12'0"

Family room 22'10" x 12'2"

Den 17'8" x 12'1"

Laundry room 20'0" x 12'10"

3pc Bathroom 4'11" x 9'2"

Kitchen 13'1" x 12'10"

Dining room 10'2" x 12'10"

Living room 23'7" x 12'1"

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Listing Presented By:



Originally Listed by:
RE/MAX Vernon



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com