



40 Rosoman Road Enderby British Columbia

\$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'x46' shop with 12ft ceilings, 10ft overhead doors, cozy wood stove for year-round comfort & dedicated 200-amp 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 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"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon



Royal

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