



# 1510 Trans Canada Highway 61 Sorrento British Columbia

\$349,000

Embrace the tranquil, low-maintenance lifestyle you've earned at this charming and well maintained manufactured home nestled in the highly desirable, 55+ community of Deer Ridge Estate in Sorrento, the heart of the South Shuswap. Enjoy 2 large bedrooms, 2 full bathrooms, and a versatile den, perfect for a home office, craft room, or extra guest space. Step out onto your private sundeck and be captivated by the unobstructed, breathtaking views of Shuswap Lake and the surrounding mountains. Imagine watching the spectacular Northern Lights right from your own balcony! For the hobbyist, a single detached garage provides secure parking and storage, and a detached 11 ft x 9ft workshop (with power) offers the perfect dedicated space for your tools and projects. The small but manageable backyard features a lovely patio area, just waiting for your favourite flowers of herbs. Move in with peace of mind thanks to significant updates: Technical Safety BC approved electrical (April 2026), New Gas Furnace (2024), New Toilets (2024), New Washer (2024), New Guest Bathroom Shower (2024), Dryer (2022), Stove (2021), Electric Hot Water Tank (2019), Asphalt Roof (2018), and Laminate Flooring (2017). Deer Ridge Estates is known for its friendly atmosphere and prime location, offering the ideal blend of community and natural beauty. Don't miss this opportunity to secure your spot in this wonderful Shuswap Mobile Home Park. Call today to arrange your private viewing. Immediate possession available. (id:6769)

- Other 11'2" x 9'3"
- Other 5'7" x 4'11"
- Foyer 8'0" x 4'1"
- Den 8'10" x 7'7"
- Laundry room 8'5" x 7'8"
- 3pc Bathroom 8'10" x 4'11"
- Bedroom 12'0" x 11'6"
- 4pc Ensuite bath 8'9" x 4'11"
- Primary Bedroom 14'9" x 11'9"
- Dining room 9'1" x 7'10"
- Living room 16'7" x 14'8"
- Kitchen 17'11" x 6'10"

Listing Presented By:



Originally Listed by:  
Royal LePage Access Real Estate

<https://www.alyciabutler.com/>



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