



# 11 Gardom Lake Road Enderby British Columbia

\$1,199,000

Two Homes on 17.72 ACRES. 5 acres of productive grass/alfalfa hayfield, Plus a fenced pasture, and many outbuildings 2 garden areas, chicken coop, fruit trees, 2 good producing drilled wells 60+GPM and 32GPM. 7 mins to Enderby and 11 mins to Salmon Arm. Good highway exposure for a home based business. The Main house is 2 Bedroom 2 Bathroom on the main floor with a full downstairs area, and a large private back deck to enjoy your down time. The second house is a 924 sqft 2 bed 2 bath manufactured home in a private setting from the main house with it's own driveway plenty of parking and in good condition with a storage shed, Crossman Creek Runs through the property. There is room to expand the hayfield to the east if desired or leave as a treed area. Along with a 30'x32' heated and wired shop, 28'x30' Hay/equipment shed & 20'x30' Stall area. 16'x12' summer guest cabin. This is a well appointed property in a superb location set up for 2 families or an affordable way for the family in town to make the jump up to an acreage with the very hard to find rental income potential from the 2nd house. Well maintained. Updates on the main house include - High efficiency furnace 2020, Hot water tank 2018, Windows 2019, Hardy plank siding 2018, Carpet 2021, Fridge 2019, 2 exterior doors 2019. Updates for the 2nd house include New Roof in 2020, New Deck in 2020, Carpet in 2018, Electrical Recertification in 2023. 3 hydro services with meters. On school bus route. (id:6769)

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|-------------------------------|-------------------------------|
| Recreation room 16'8" x 17'4" | Bedroom 8'1" x 12'8"          |
| Storage 7'9" x 9'3"           | Foyer 8' x 4'                 |
| Other 25'6" x 9'3"            | 4pc Bathroom 8' x 8'2"        |
| Laundry room 17'4" x 16'11"   | 3pc Ensuite bath 12'9" x 7'5" |
| Foyer 11'8" x 10'3"           | Primary Bedroom 11'1" x 12'8" |
| Foyer 4'11" x 8'2"            | Kitchen 11'4" x 20'9"         |
| Foyer 11'8" x 5'5"            | Living room 21'0" x 14'3"     |

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty



Royal

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