



# 1406 Huckleberry Drive Sorrento British Columbia

\$1,200,000

Gorgeous 1.55 Acre property in the Highly Sought after Notch Hill Estates! Features a 3192 sq. ft Custom Built Rancher With a Dream 1260 sq. Ft (32X40) Fully Stocked Workshop; Featuring 4 post hoist, Overhead Block Lift, Mezzanine Storage, In-Floor + Overhead Heating, Frame Straightener, 14 Power Outlets + 3 220 Outlets and a 6 Point Compressed Air System for All Your Needs. Shop Also Features a 1/2 bath, 11x15 Storage Room and Full Breezeway for additional covered parking. Need more Parking? Head Over to The House to the Oversized 2-car garage with Side RV Parking and Sani-Dump! Step Inside The Well Crafted Walkout Rancher Which Features a Bright and Open Floor Plan, Large Covered Deck, 3 Bedrooms + Executive Office, 3 Bathrooms, Fully Finished Walkout Basement w/Huge Recreation Room and Bar Area Which is Perfect For Entertaining. Outside is a Beautifully Manicured, Private, Park-Like & Fully Irrigated Yard with Panoramic Views; This Property Has it All. Come and See it for Yourself--You will Not be Disappointed. \*By Appointment Only as Perimeter Security System needs to be shut off\* (id:6769)

- Mud room 12'0" x 10'9"
- Partial bathroom 11'0" x 5'9"
- Other 22'6" x 15'3"
- Games room 21'7" x 12'5"
- Den 11'0" x 14'4"
- Family room 18'9" x 13'6"
- Laundry room 8'9" x 10'6"
- Full bathroom 11'0" x 7'8"
- Bedroom 10'8" x 9'9"
- Bedroom 10'6" x 12'0"
- 4pc Ensuite bath 12'0" x 5'0"
- Primary Bedroom 12'7" x 13'2"
- Living room 16'9" x 13'6"
- Dining room 11'6" x 13'0"
- Kitchen 12'6" x 10'6"

Listing Presented By:



Originally Listed by:  
2 Percent Realty Interior Inc.

<http://www.liveokgn.com/>



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.