



1403 Notch Hill Road Sorrento British Columbia

\$3,200,000

1 TITLE WITH 2 HOMES & 2 ADDRESSES! This 145.21 acre mixed farm is 100% in the ALR & has been in the same family for 4 generations! It consists of self-irrigating lower fields along a fork of Newsome Creek, as well as hilltop pastures and hayfields that overlook Shuswap Lake. An older 3 Bed/2 Bath farmhouse (1937), 32 x 64' Shop with 14 x 64' Carport, & a Pumphouse are located on lower section. Uphill find the gorgeous 3627 sq ft custom-built 3 Bed / 4 Bath Hammer Beam Timberframe home surrounded by gardens. Features of this home include bright Kitchen with quartz counters, custom cabinetry & bay window, Living Room with vaulted ceilings & floor to ceiling windows anchored by a massive 2 sided fieldstone fireplace, huge main floor Primary Bedroom Suite with 5 pc Ensuite & W/I closet, & downstairs, a summer kitchen, a sauna, & a soundproof studio room...just to name a few. All sliding doors are 8 feet wide to admit both the light & the views! 30 x 40' heated Shop with 8 x 8' O/H door & 10' ceilings, huge 70 x 90' Barn featuring loose stalls, tack room, lockable garage, & lean-to storage, Chicken Coop, Bunkhouse, Woodshed, plus concrete floor & footings with rebar already prepared for construction of a 36 x 50' detached Garage. Located in the historic community of Notch Hill in a fertile East-West facing valley. Paved road access just a few minutes off the TCH at Sorrento. (id:6769)

Other 4'11" x 3'10"

4pc Bathroom 13'7" x 11'3"

Bedroom 13'7" x 14'6"

Bedroom 9'11" x 27'8"

Loft 19'8" x 18'7"

Other 11' x 8'1"

Utility room 18'2" x 17'3"

Sauna 4'10" x 6'2"

Other 6'11" x 3'3"

Kitchen 9'11" x 21'2"

Recreation room 15'1" x 22'

Family room 18'2" x 22'7"

Other 15'11" x 6'5"

Laundry room 9'11" x 11'3"

2pc Bathroom 6'1" x 5'7"

Foyer 10'5" x 8'5"

5pc Ensuite bath 15'1" x 12'

Primary Bedroom 14'6" x 16'6"

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