



2008 Notch Hill Road Sorrento British Columbia

\$580,000

100% in the ALR, this little home and property have loads of potential for the motivated buyer. The 984 square foot 3 Bed/1 Bath Manufactured home with addition has been totally sided with wood, and sits on a concrete foundation with fully skim-coated crawl space. October 2024 new electrical panel, inspection, and silver label. It has a single carport. Outbuildings include a pump house, several sheds and a chicken coop. Property consists of 2 titles. The first parcel *013-812-874* with the home and outbuildings consists of partially fenced 7.76 acres with road access. It has 2 shallow wells: 1 in the pump-house serving the home, and 1 located near the outbuildings. It also has 2 ponds. The second parcel *013-813-005* is 4.65 acres with Broderick Creek running through it. It borders the CPKC Railway main line and has no road access other than through the first parcel. Although the property appears boggy, with management it can be grazing and/or hay land as farms on either side are haying right up to the fence-lines. Neighbours say the fields have been used for sheep in the past, and as well there is a paddock between the road and the pumphouse where ponies have been kept. Located in the beautiful and fertile Notch Hill valley which has an East-West aspect, open to the sun for good growing. (id:6769)

Foyer 7'4" x 6'4"

Mud room 11'11" x 8'5"

Laundry room 6'11" x 5'10"

4pc Bathroom 6'11" x 7'

Bedroom 8'4" x 9'9"

Bedroom 9'10" x 9'9"

Primary Bedroom 10' x 9'10"

Dining room 8'9" x 8'1"

Kitchen 10'3" x 7'7"

Living room 21'8" x 12'1"

Listing Presented By:



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Fair Realty (Sorrento)

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