



2008 Notch Hill Road Sorrento British Columbia

\$580,000

This little 12.41 acre Farm on 2 titles is 100% in the ALR & brimming with potential! It has been farmed in the past & is located between two working farms in the fertile East-West facing Notch Hill Valley. However, it has been tenanted for many years & both buildings & property have not been maintained to the standards the owner would have liked to see. Now it needs someone with vision to restore it to its "former glory". On Parcel 1 is a 984 sq ft 3 Bed/1 Bath manufactured home on a skim-coated crawl space. It has additions providing a carport, raised deck, a front entrance, & a back mud-room. The entire structure is sided with wood. Electrical was updated, new panel installed, & Silver Label issued in October 2024. PARCEL#1 (with road access) is the larger 7.76 acre piece of property with the home, outbuildings, 2 wells, & 2 ponds. PARCEL#2 is 4.65 acre with Broderick Creek running through it. It backs onto the main CPKC railway line & is only accessible through Parcel #1. Outbuildings include a Pumphouse (with 30 amp subpanel to run pressure tank & pump for the well that serves the house), several chicken coops, an original log shed, & a large shed with concrete "root cellar" beneath it. This shed has an electrical panel which is Not hooked up. There is some fencing in various states of repair. Neighbours state that in the past, the property has been home to both sheep, and in the paddock closest to the road, ponies. Now, it awaits your ideas, inspiration & a little Love. (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"

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Fair Realty (Sorrento)

<http://www.arenso Realty.com/>



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com