



## 655 Caouette Road Sorrento British Columbia

**\$429,900**

If you've been looking for rural living that's not too far off the beaten path, then check out this little gem of a property! It's got a home and a shop on 1.57 acres, ready, waiting, and with quick possession possible. The home is a 1992 single-wide manufactured home with an addition which provides a single car garage along with extra rooms. The main entrance opens to a convenient mud room with access to a 10' x 20' space with separate entrance that would be suitable for hobbies, a workshop, or even a home-based business. Up the steps, find the utility room, and the entrance to the main part of the home. The spacious eat-in Kitchen-Dining room opens to the Living Room which has a gas fireplace. Both rooms have large windows making them bright, and allowing enjoyment of views over the property, plus mountain, and ""peek-a-boo"" lake views. Primary Bedroom with 4 pc Ensuite and Walk-in closet is located at one end of the home, with the 2nd Bedroom (which boasts a bay window) and the main 4 pc Bathroom at the opposite end. Laundry is conveniently located just off the Kitchen hallway. Outside, in the fenced back yard, you'll find a 36' x 24' Driving Shed with separate, lockable workshop and storage areas that both have power and lights. There's plenty of room for RV parking on the lower laneway. Located a minute off the TCH for easy access (but on a no-thru road for privacy), just West of Sorrento, approximately half way between Calgary and Vancouver. (id:6769)

Workshop 10'4" x 20'5"

Mud room 13'3" x 5'5"

Utility room 10'11" x 5'5"

Foyer 5'11" x 5'5"

Other 8' x 6'4"

Foyer 5'8" x 4'9"

Laundry room 6'10" x 5'2"

4pc Bathroom 8' x 5'

Bedroom 10'8" x 9'6"

4pc Ensuite bath 5'4" x 8'3"

Primary Bedroom 10'4" x 13'

Living room 16' x 13'2"

Dining room 15' x 5'6"

Kitchen 15' x 7'6"

Listing Presented By:



Originally Listed by:  
Fair Realty (Sorrento)

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