

6363 HWY97A, Enderby, BC

1.65 ACRES - RANCHER + COTTAGE + SHOP

Whatever your dreams plan for a small acreage might be – this property fits the bill! Start with 1.65 acres of completely level fertile land ready for your green thumb! Maybe a market garden? Maybe Chickens or a few animals? Maybe just room for all your RV and toys? Settle into this super comfortable and well-maintained no-stairs rancher with 2 bedrooms, 1.5 baths, office, new heat pump, gas fireplace, lovely patios front and back and mega built-in storage. Lingering family can settle into the self-contained, bright and cozy, fully furnished one bedroom cabin! Insulated and wired shop with built-in cabinets & workbenches, attached garage plus a detached oversized double garage that will fit your truck and comes with 220 and built-in vac! Covered storage for toys and equipment! All this surrounded by beautifully landscaped grounds! Excellent private well! A mere 4 km from the charming City of Enderby and a kilometer from the Rail trail and Shuswap River.



Specifications

MLS® # 10342705	Neighborhood Enderby And Grindrod
Year Built 1996	Zoning CR/ALR
Lot Size 1.65 acres	Lot Frontage 210'
Lot Depth 340'	Home Size
	Total Square Footage 1257 sq. ft.
Additional Sq. Ft. 580 (Guest cottage)	
Bedrooms 2 in main + 1 bed in cottage	Bathrooms 1.5 in main + 1 in cottage
Taxes \$3,574.48 (2024)	
Services Hydro, Natural Gas, Telecommunications, Septic, Well Water	



Features

THE PROPERTY

- Barely 4 km from the City of Enderby, surrounded by farmland and with a pleasing view of the Cliffs!
- 65 acres – the perfect mini acreage for all your pursuits!
- Completely level – excellent soil for gardening
- Drilled well with submersible pump produces about 15 gpm. Second well not in use.
- Easy access onto frontage road off the highway – offers great visibility if you are marketing!
- Beautiful, mature landscaping!
- For convenience and exchange for irrigation water, the neighboring farmer grows corn on half of the property!
- The Rail Trail and Shuswap River are just one km away – make friends with the neighbor and he will let you cross his fields to access!
- Underground water lines with numerous spigots for easy watering

THE HOME

- Perfectly maintained and everything on one easy level! Super comfortable and full of convenient built-in storage everywhere! Filled with natural light from extra deep windows and easy walk-out connection to the yard.
- Vinyl exterior and asphalt single roof
- Natural gas forced air system plus newer heat pump for heat and cooling, gas hot water tank 2021
- Attached garage with built in storage and automatic opener
- Crawl space 3-4 feet with concrete finish.
- Tile and laminate flooring
- Reverse osmosis water treatment, water softener, new UV system
- Open living and dining area with natural gas fireplace flanked with built-in storage that defines the cozy sitting area. sliding glass doors open to the huge patio with timber frame sunshade.
- Bright white kitchen with lots of counter space and huge window overlooking the front yard. Microwave /fan, range, fridge and dishwasher.
- Office overlooking the backyard
- The primary bedroom offers sliding glass doors to a covered deck
- Second bedroom and full bath with tub/shower
- Laundry and 2 piece bath convenient to the back entrance

THE COTTAGE

- Bright and cozy! Bath with shower, bedroom, and full kitchen.
- Free-standing gas stove in the living area plus electric baseboard for occasional back-up

THE OUTBUILDINGS

- WORKSHOP is fully insulated and wired. Loads of workspace and cabinets. Easy to heat with a portable heater.
- DOUBLE GARAGE – Oversized with high doors so bring your truck! Metal storage cabinets. 220 wiring and built-in vacuum
- EQUIPMENT STORAGE – Bring your RV, boat and toys!

