2868 Grant Rd., Sorrento, BC
$3,899,000
5 bedroom, 4.5 baths, approximately 3200 sq feet, 2/3 acre.
Nearest neighbours to the east rarely visit...(very nice family) and there is a wide road between our property and a small family run resort to the west which allows for the ultimate in peace and quiet due to cabins facing away from our property. We rarely hear noise from this resort and they have restricted quiet times.
Sandy Beach for the children or grandchildren to play and build castles in the sand and play.
A federally protected riparian area sits between ourselves and the neighbours to the west, allowing for the ultimate privacy. This area will never be developed as it's federally protected and is a great place to watch blue herons and white swans in the winter and ducks and geese in the summer. A birder paradise with migratory birds resting on the way north in the summer and south in the fall.
Garden: Fully irrigated low volume emitters for landscaping. Low cost yearly water payments are less than $600 per year. Heating or air-conditioning is approximately $300 per month. High end Arctic Spa Salt water hot tub located on 1st floor porch overlooking the lake, gardens, and mountains. (For winter shut down and spring start up contact Arctic Spa Kamloops.)
Lake frontage is 130+ 50 feet to the west allowing for a 180 degree views of the sunset as property sits out on a point in the lake.
3 of the 5 bedrooms have luxury 3 piece private en suites with gorgeous tile work. Luxury en suite in master bedroom on top floor with panoramic views of lake and mountains. En-suite is Country French in style with footed vanity, elaborate French style lighting and deep soaking tub overlooking the lake completes the perfect place to unwind after a day on the water.
Fifth bedroom is a bonus room acting as a television room currently. It had a half bath. Perfect room for bunkbeds or hide a bed for kids or grandkids.
High-end kitchen Alder wood cabinetry with exquisite wood grain detail. NEW Double wall oven, two NEW kitchenAid dishwashers, NEW LG washer dryer, black stone sinks, and high end granite complete the '''chef's kitchen''' dream. Tons of storage for all your culinary needs.
High end Hand scraped Hickory hardwood on second floor allow for a 180° view from the 10 foot wide wraparound porch on second and first level.
In addition, the two-story lofted ceiling living room allow for exceptional light and views of the lake, gardens, and surrounding mountains. Six French doors throughout the home allow for easy access to the great outdoors.
Extra wide garage for two larger SUVs and room for shelving on side.
Vinyl planking on first floor for easy cleanup for lakeside living. 1st floor Kitchenette includes a full-size fridge microwave and dishwasher for easy entertaining access to the yard and lake front.
First floor could easily become a two bedroom two bath Airbnb with kitchenette. We use the first floor for guests and family and they love their privacy of having a space to themselves and access to the gardens for morning coffee and 5 o'clock cocktails.
Two TV rooms, one on first floor and another larger bonus room TV area on second floor with surround sound allows for the perfect movie night.
Three fireplaces, two gas and one wood-burning. Wood-burning fireplace can be

adapted to gas..
courtyard : English country garden design in rustic stone professionally installed by Salmon arm company.
Security gate and cameras on property. Security system installed on home.
Foreshore licence for wood our Dock. Ample parking in driveway.. detached shed for storage. Smaller shed on east side for tools. Greenhouse in courtyard. Raise beds for vegetable growing, and fruit orchard in the back section with pears and apples. Ample boat and or RV parking in the Orchard. Surround sound wired in throughout the home inside and out for music. Surround sound in both TV rooms.
Landscaping design has incorporated a majority of low maintenance plants which are only touched once a year in the fall. Designed with the ultimate of privacy in mind with taller planting surrounding three sides for a private peaceful experience.
If desired one can hire professionals landscaping companies for spring and fall cleanup. Majority of plantings are perennials die to the ground in the winter. Hedging of some lower shrubbery on the perimeter is minimal and completed every to 2 months. Taller cedars on perimeter hedging completed every 3-4 years. (We have the name of a arborist if so desired.) Additionally there are a lot of landscape companies in the area online who can maintain the landscaping throughout the year and also do snow removal. We also have the name of a house watcher if so desired, he is excellent and professional.
Bonus: home is "Walkable to Sorrento Center" the market, post office, pharmacy, and grocery store. My husband and granddaughter love to walk to Saturday markets on weekend. Pickleball courts and kids waterpark are 1 mile away. Adams River Trail system is a quick 15 minutes from home. Salmon arm is 20 minutes from the home and a perfect place for a lunch., strolling this streets of artisan shops, and picking up groceries. The local grocery store in Sorrento is well stocked with everything one might need. Kamloops is 50 minutes from the home.
Very quiet neighbourhood with lots of privacy as perimeter plantings were done over a 30 year period of time. Neighbours are much further away than 95% of the lots on the Shuswap where neighbours are on top of each other and our lot is double wide which allows for a peaceful quiet setting. The only slightly busy time is for six weeks from July 1 to mid August but obvious noise is not noticeable. The rest of the year is extremely quiet with few people in our area.
Piped in music in the backyard allow one to choose what music entertains them best. Perfect Lakeside home for relaxing, yoga, boating, or hanging out with friends and family. Smaller family style resort throughout the area are available for corporate or larger family functions. Carmel Beach on Eagle Bay Road is a gorgeous higher end property for extra family and corporate guests and only 15 minutes away. They have units on Airbnb.