

## 3369 East Shuswap Road

### **36x28 Detached Garage**

easily fits 2 vehicles while still leaving room for storage

Insulated

Radiant in floor heating

Cold room

Running water & small heater for hot water

### **Water from the river intake provides:**

Irrigation in the fields

Inground lawn sprinklers

### **Well water provides:**

Domestic water - softener and reverse osmosis system in place

Water to the garage

3 frost free hydrants & winter water in the barn

### **Set up for Livestock**

Fenced and cross fenced to provide multiple options for pasture & paddocks

Well established grass pasture

Irrigation stands in place

Each paddock is fenced and gated with well planned run in shelters

The current set up allows for separation of livestock, pasture rotation or leave all gates open for free run of the upper property

Gate out back of the property leads to crown land for hiking on the nearby Rivershore trail system

Additional partially fenced pasture on the lower level of the property

### **Barn**

with equipment or hay storage on the side

Concrete floors

Rubber matting in the stalls

Power and water

Main doors have through access to the rear pen

Loft for additional storage and/or hay storage

### **28 x 36 2 Bay Equipment Shed**

for tractor, RV or horse trailer

Enclosed storage area with wood plank flooring