

# \$1,120,000 - 31 Violet Road, Grindrod

MLS® #10364704

**\$1,120,000**

4 Bedroom, 3.00 Bathroom, 3,240 sqft

Single Family on 18.40 Acres

Enderby / Grindrod, Grindrod, British Columbia

Private 18.4 Acres with Views â€“ Below Assessed Value! Located between Vernon and Salmon Arm, just 8 km from Larch Hills Ski Area and 20 minutes to Salmon Arm or Enderby, this subdividable 18.4-acre property offers privacy, views, and endless potential. The 3,200 sq ft 2x6 modular home is built on an insulated ICF walkout basement, ideal for an in-law suite or rental. The main floor features 3 bedrooms and 2 baths, while the basement includes 1â€“2 more bedrooms, full bath, den, office, workout space, plus laundry hookups on both levels. Enjoy a bright open-concept kitchen with SS appliances and raised bar, dining room leading to a covered deck with stunning views of the Enderby Cliffs, and a cozy pellet stove. Extras include a water softener, plumbed pet room, ample storage, and parking (RV included). The land features 2 seasonal creeks, 2 wells, 3 acres of pasture with frost-free hydrant, and 15 acres of marketable timber (fir, spruce, cedar, birch). Already cleared for a shop (waterline in), plus an 8x40 steel storage container and gated driveway. A rare combination of rural serenity and convenience â€“ this property has it all! (id:6289)

Built in 2008

## Essential Information

Listing #	10364704
Price	\$1,120,000



Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	3,240
Acres	18.40
Year Built	2008
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	31 Violet Road
Subdivision	Enderby / Grindrod
City	Grindrod
Province	British Columbia
Postal Code	V0E1Y0

### Amenities

Parking Spaces	5
Parking	Additional Parking
View	Mountain view, View (panoramic)
Is Waterfront	Yes
Waterfront	Waterfront on stream

### Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	Wood Other, Stove
Fireplace	Yes
Fireplaces	Pellet
# of Stories	2

### Exterior

Exterior	Other
Roof	Asphalt shingle
Foundation	Insulated Concrete Forms

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office

Coldwell Banker Executives Realty



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