

ENGEL & VÖLKERS®  
RICHARD JAMES DEACON



# Rare + Private Lakefront Gem

ENGEL & VÖLKERS®  
PRIVATE OFFICE

957 Garroway Road, Sorrento, Shuswap, BC.



4000+ sq.ft

LIVING AREA

4

BEDROOMS

4

BATHROOMS

1+

ACRE WITH 150' SHORELINE

1

90' CUSTOM DOCK AND BOATHOUSE

1

LARGE GARAGE + RV PARKING



## SHUSWAP LAKEFRONT GEM

Shuswap Lakefront Gem. Family-owned for 25 years. Rare 4-season private lakefront family estate. 1+ acre w/150' of shoreline with current foreshore lease and a top-of-the-line 90' custom marine quality dock that can store a floatplane or helicopter. 34'x24' boathouse w/rail system. Updated 4000 sq ft 4 bdrm home with new chefs kitchen, pantry, and cold storage room. 80'x23' garage with room for a car collection + RV parking. Many updates in 2025 including new flooring, counters, and bathrooms. Very private primary suite located in its own wing with endless lake views. Smart layout for guests or visiting family. Fun games room w/bar and cozy sunken living room with a stone double-sided fireplace. The ultimate landscaped family yard with your own creek and gorgeous new deck with custom glass/decking/lighting, ideal for lazy summer nights or cozy up around the outdoor fire table. Lock and leave with cameras/security, irrigation, fenced, and gated. A turnkey property manager could stay on and work with the new owners. Updated furnace (2024), heat pump (2024), sump pump, and a/c (2024). Lake fed water with UV filtration system. Good septic with a lift pump. 2016 roof. Minutes to amenities, school, town, and everything the laid-back Shuswap is known for. Move-in ready for Spring/Summer 2026.

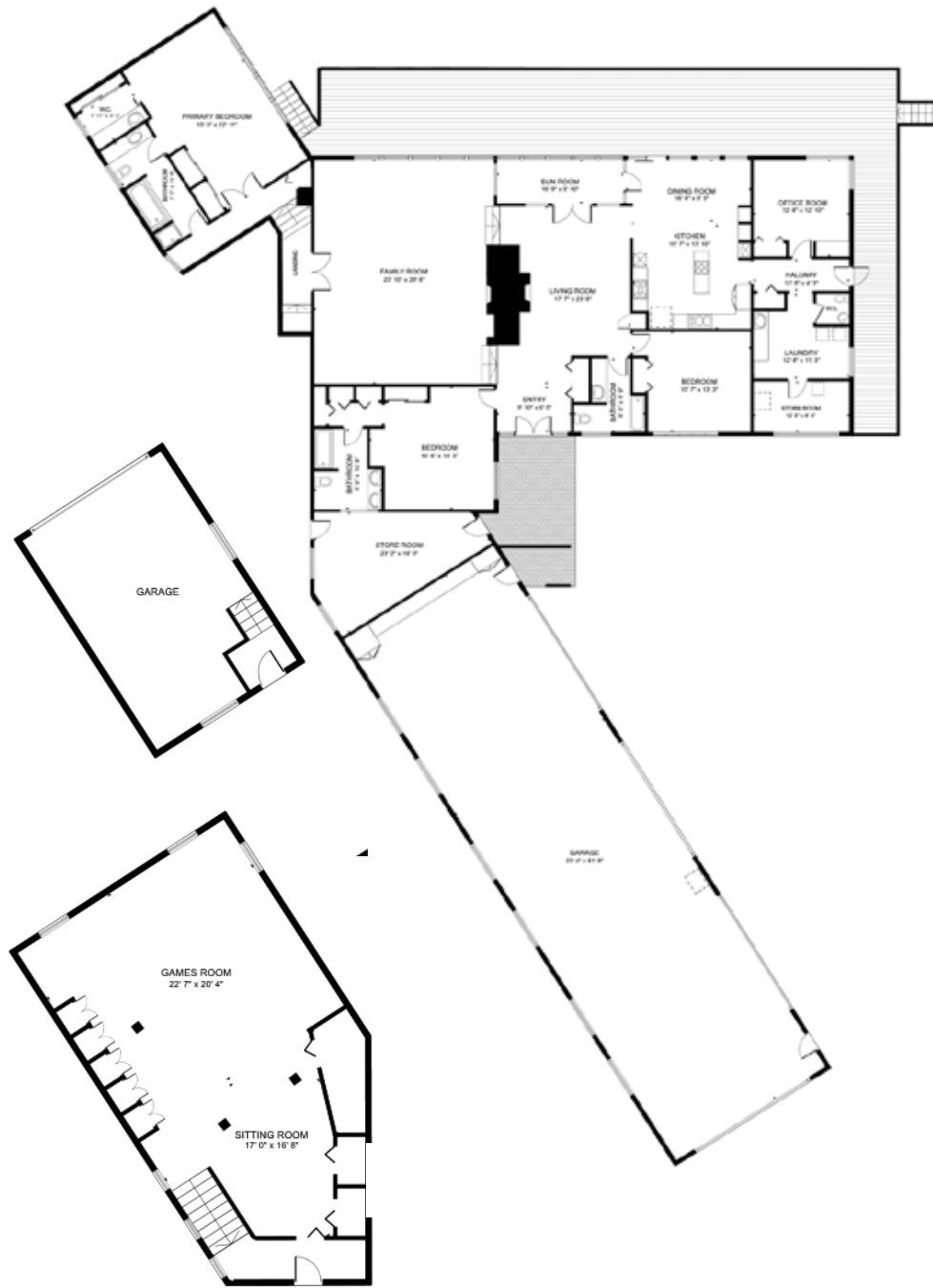




## KEY FEATURES

- 1+ acre
- 150' shoreline
- Foreshore lease
- New dock/ramp
- Boathouse
- 4000 sq ft home
- 4 bdrms
- Games room
- Recently updated
- New custom deck
- Private
- Beautiful lake+mtn views
- Winter or Summer Paradise
- Iconic Shuswap Location
- Car collector garage/shop
- New furnace/a/c/heat pump
- Stone fireplaces + a/c
- Mins to town, schools, amenities
- Ultimate Shuswap living
- Grassed yard w/creek
- Irrigated + Security/Camera system
- 2016 roof





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