



**PEMBERTON  
HOLMES** REAL  
ESTATE  
ESTABLISHED 1887

## Surround Yourself in Nature



**3755 Rosedale Rd**

**\$2,199,000**

# Your acreage oasis awaits.

Discover serenity on this 7.6-acre oasis, encircled by lush forests, ensuring privacy and tranquillity. This unique property boasts three charming dwellings. The main home, a spacious 2000+ sq ft 3-bed rancher, offers comfort and style. A second 1378 sq ft home, with 1-2 beds, complements it perfectly. Plus, a cozy 2-bed cabin for guests or family. Embrace nature at your doorstep with a swimmable man-made lake teeming with crawfish and trout, providing endless summertime fun. For the horse lover, a four stall horse run-in shelter, each with their own individual turnout, as well as an additional mini barn with its own turnout. Not to mention the huge RV shed, which could easily be converted to a barn. Recreational opportunities abound with trails, river, and lakes nearby. Located just 15 minutes from Duncan, you'll have convenient access to amenities while relishing the peaceful surroundings. This property is a rare gem, offering the perfect blend of seclusion and accessibility.

## FEATURES

<b>Area</b>	<b>Cobble Hill</b>
<b>Bedrooms</b>	<b>5</b>
<b>Bathrooms</b>	<b>3</b>
<b>Lot Size</b>	<b>330184</b>
<b>Floor Space</b>	<b>2093</b>
<b>Age</b>	<b>1992</b>
<b>Taxes</b>	<b>7507</b>
<b>Tax Year</b>	<b>2022</b>
<b>MLS#</b>	<b>956944</b>



## Jason Finlayson

Representative

(250) 746-8123

[jason@jasonfinlayson.com](mailto:jason@jasonfinlayson.com)

[www.jasonfinlayson.com](http://www.jasonfinlayson.com)

23 Queens Road



**PEMBERTON  
HOLMES** REAL ESTATE  
ESTABLISHED 1887