

1314 Hook Road Kamloops British Columbia

$859,000

Whether you're a first-time buyer, looking for room to grow, dreaming of building your ideal home, or wanting a property with space for a hobby farm, this acreage offers an incredible range of possibilities! Set on just under 12 acres, the property showcases breathtaking views of the South Thompson River and Valley. The spacious manufactured home has been very well maintained & features gyproc walls/ceiling, cozy wood heat, country kitchen, x-large bdrm with attached den area (was originally 2 bdrms) and also a family room/den that could be another bdrm if needed (just needs the interior door re-installed). Also a full size laundry room and mud room with plenty of storage space. All electrical has been recently updated, providing a great starting point for its next owners. The property is exceptionally well-equipped for those needing additional space and functionality. Improvements include a double garage and an impressive 30' x 50' detached shop, fully insulated and heated, complete with a convenient 2-piece bathroom. For those interested in a rural lifestyle, the property is fully fenced and already set up with an equipment shed, livestock pens and shelters, chicken coop/run, garden shed and fully backs onto crown land. Water is another major bonus, with an excellent drilled well producing 50 GPM at the time of pumping. Access is easy and convenient, with a wide turnaround offering plenty of room for larger vehicles, trucks, and livestock trailers. Enjoy quick access to the Trans-Canada Highway, with the newly built Monte Creek Fire Hall and Flying J Travel Center nearby, offering fuel, convenience store amenities, and pizza. All this while being just 10 minutes from Kamloops city limits and approximately 20 minutes from downtown. A rare opportunity to enjoy acreage living, incredible views, and endless potential, all within easy reach of city amenities! (i...

Laundry room 7'3" x 6'7"

Den 17'6" x 7'2"

4pc Bathroom Measurements not available

Den 9'1" x 9'3"

Primary Bedroom 9'1" x 9'11"

Dining room 9'6" x 6'11"

Living room 18'8" x 11'10"

Kitchen 8'5" x 9'1"

Listing Presented By:

Originally Listed by:
eXp Realty (Kamloops)

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