



1528 LAVEAU Road Kamloops British Columbia

\$1,098,000

Enjoy comfortable country living on this beautifully updated 5-acre property, just a short drive from Kamloops. The 1,872 sq. ft. home features a bright open-concept layout perfect for everyday living. With three bedrooms, an office, two bathrooms, convenient main-floor laundry the home is both functional and comfortable. The oversized main bathroom includes a two-person Jacuzzi tub and large walk-in shower. The basement is roughed in for a bathroom and ready for your ideas with large egress windows providing plenty of natural light. Unwind on the 8' x 24' covered back deck or enjoy the side deck with valley and sunset views. A detached 20' x 32' workshop with power and attached 24' x 40' carport is ideal for RVs, tractors, or trailers. This horse property offers an easy-access laneway connecting the barn and shelters. The 60' x 140' riding arena sits behind the 24' x 40' barn, with a heated tack room with sink, hot water tank, washing machine, and dog kennel. Use the barn for open hay storage or configure it with additional stalls to the runouts. The attached shed is set up for chickens. Two custom horse shelters feature breezeways, stalls with runouts, heated waterers, power, lighting, and access to turnout pastures. Also included are garden and tool sheds, established fruit trees, garden space, and a drilled well producing 10-12 GPM. The property is fully fenced and cross-fenced and move-in ready as a hobby farm, family retreat, or country escape. (id:6769)

Storage 52'0" x 7'8"

Storage 22'4" x 27'0"

Storage 7'3" x 16'3"

Workshop 14'7" x 22'4"

Other 5'7" x 8'0"

Other 17'11" x 7'5"

Foyer 10'5" x 5'2"

Office 10'0" x 11'0"

Bedroom 11'1" x 9'10"

Primary Bedroom 10'10" x 17'6"

Mud room 7'0" x 6'0"

Dining nook 10'0" x 8'0"

Kitchen 15'1" x 11'4"

Dining room 18'0" x 8'0"

Living room 20'6" x 13'1"

2pc Ensuite bath 9'6" x 5'6"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<http://www.applegathgroup.com/>



Royal

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Laundry room 7'11" x 6'2"

4pc Bathroom 19'8" x 13'10"

Bedroom 11'1" x 8'0"