



# 163 Puett Ranch Road Kamloops British Columbia

\$1,069,000

\*\*\* For more information, please click Brochure button. \*\*\* Welcome to this beautifully updated 2,260 sqft rancher with bonus room, set on a flat and usable 0.46 acre lot in a quiet, highly-desirable family-friendly neighbourhood. This well-maintained home offers the perfect blend of comfort, efficiency, and functionality with recent renovations completed throughout. Enjoy year-round comfort with a heat pump, hydronic in-floor heating, HRV system, wood stove, and a heated garage. The property is exceptionally energy efficient with solar panels producing 10,000+ kWh annually and EV charging ready, powered by a 200A electrical service. Outside, the private driveway extends all the way to the impressive 900 sqft detached shop with 9' ceilings, separate storage space, and a current workout room. The fully usable yard is beautifully established with gardens, fruit trees, a greenhouse, and a chicken coop with enclosed run. The property features an RV sani dump connection, a dedicated fully fenced garden area complete with raised beds. Underground irrigation is installed throughout the property. The front yard has been thoughtfully designed with a pollinator-friendly lawn alternative, offering a low-maintenance and environmentally conscious outdoor space. Located a short walk from the local elementary school, this move-in ready property combines modern upgrades, exceptional utility, and peaceful outdoor living in one complete package. All measurements are approximate. (id:6769)

- Bedroom 20'0" x 14'0"
- Primary Bedroom 17'0" x 14'0"
- 3pc Ensuite bath 9'6" x 7'0"
- 3pc Bathroom 9'0" x 6'0"
- Bedroom 11'6" x 10'0"
- Bedroom 11'0" x 11'0"
- Foyer 15'0" x 6'8"
- Dining room 13'0" x 11'0"
- Kitchen 20'0" x 9'0"
- Pantry 6'0" x 3'6"
- Dining nook 13'0" x 11'0"
- Living room 20'0" x 15'0"
- Laundry room 9'0" x 6'0"
- Utility room 10'0" x 4'0"
- Other 32'0" x 28'0"

Listing Presented By:



Originally Listed by:  
Easy List Realty

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