



163 Puett Ranch Road Kamloops British Columbia

\$975,000

* For more information, please click Brochure button. * Welcome to this exceptional Rayleigh property offering comfortable single-level living, thoughtful updates, and outstanding outdoor space. Set on a flat, usable 0.46-acre lot, this beautifully updated 2,260 sqft rancher includes a fully finished 900 sqft shop, extensive parking, and an established yard. The bright rancher features main-level living plus an upper bonus room ideal for an office, media room, reading space, or guests. Enjoy year-round comfort with a heat pump, hydronic in-floor heating, HRV system, wood stove, and heated garage. Updates include a 2015 kitchen, roofs and water heater, 2020 wood stove, 2022 bathrooms and 9-kW solar system, and 2025 heat pump. With the solar system producing 10,000+ kWh annually, heating and electricity costs are significantly offset. The 900 sqft shop features 9' ceilings, two storage/workshop areas, a main working bay, and dedicated 60A service. Abundant parking with direct shop access and an RV sani dump connection add convenience. The fully irrigated yard includes mature fruit trees, greenhouse, chicken coop, and fenced garden area with raised beds. Enjoy established haskap, grapes, saskatoons, blackberries, raspberries, and rhubarb, along with a pollinator-friendly front yard. With generous indoor and outdoor space, extensive infrastructure, and a short walk to the local elementary school, this property offers comfort, flexibility, and exceptional everyday livability. (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 6'0"

Dining room 15'0" x 18'0"

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:



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Royal

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