



## 2376 OJIBWAY Road Kamloops British Columbia

\$479,000

Welcome to your own slice of paradise on the shores of beautiful Paul Lake - just 10 minutes from Harper Mountain Ski Resort and a short 25-minute drive to Kamloops. Offered for the first time, this beloved A-frame home is full of character and ready to become your ultimate getaway or full-time lakeside residence. Set on a 0.55-acre lot, this charming home features with 4 bedrooms and 2 bathrooms, designed with a functional rancher-style main floor with a cozy loft, and walkout basement. Soak in the southern exposure from your expansive 14x30 deck, perfect for morning coffee, summer dinners, or just taking in the serene lake views. Some updates include: Brand new septic 2023, Roof 2016, newer laminate flrs on the main floor, exterior paint, duradek on deck replaced, wired for hot tub, 200amp panel. 49 year lease was just renewed and ends April 2072, annual lease payments are \$6500 until 2027. Whether you're searching for a peaceful retreat or a year-round home with outdoor adventure at your doorstep, this waterfront treasure checks all the boxes. (id:6769)

Bedroom 16'7" x 10'11"

Laundry room 10'6" x 10'0"

Bedroom 10'0" x 11'0"

Recreation room 11'0" x 16'4"

Bedroom 12'4" x 12'0"

2pc Bathroom Measurements not available

Primary Bedroom 12'3" x 11'0"

Kitchen 16'8" x 7'0"

Dining room 12'11" x 13'10"

Living room 14'0" x 14'6"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



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