

2465 Harper Ranch Road Kamloops British Columbia

$649,900

The lifestyle you've been dreaming of! Enjoy peaceful country living in the welcoming Pinantan Lake community, surrounded by nature, outdoor recreation, and year-round adventure. Built in 2017, this beautifully designed home offers over 1,300 sq.ft. of comfortable one-level living with 2 bedrooms, 2.5 bathrooms and large windows filling the home with natural light. The spacious kitchen, bright open living area with 9ft ceiling, and convenient main-floor laundry make everyday living easy - possibility to built an elevator! Step outside onto the wraparound sundeck, perfect for morning coffee, relaxing, or entertaining while enjoying the peaceful surroundings. For those who love their toys, hobbies, or workshop space, this property truly delivers! The impressive triple garage features 11' ceilings, 200 amp service, a 30 amp welding outlet, and a convenient 2-piece bathroom. A separate cottage/workshop with 100 amp service, additional storage shed with subpanel, and RV power hookup offer exceptional flexibility. Enjoy the fenced yard (2025), raised garden beds, and chicken coop, with plenty of room to embrace a country lifestyle. Additional updates include a new roof (2026) and updated A/C (2021). Located just minutes from Lake front for fishing, paddling, and winter activities, with walking and snowmobile trails nearby. Enjoy the convenience of the local store, post office, and community amenities just across the road. Only 10 minutes to Paul Lake Provincial Park, 20 minutes to Harper Mountain Ski Resort, 30 minutes to downtown Kamloops, and approximately one hour to Sun Peaks Ski Resort. A wonderful opportunity to enjoy country living, a friendly community, and outdoor adventure right at your doorstep! (id:6769)

Partial bathroom 3'5" x 6'5"

Storage 10'5" x 13'9"

Full ensuite bathroom 10'5" x 8'8"

Full bathroom 4'9" x 8'7"

Primary Bedroom 10'5" x 11'11"

Bedroom 10'9" x 12'

Kitchen 11'7" x 14'8"

Dining room 8'9" x 12'6"

Living room 18'1" x 14'

Listing Presented By:

ESTATEVUE 360°

Originally Listed by:
REMAX Kamloops

https://www.inkamloops.com/

ROYAL LEPAGE

Royal LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.