



## 272 GOOSE LAKE Road Kamloops British Columbia

\$2,389,000

This home begins with a showstopping, fully renovated kitchens, complete with TWO full-size islands, each with its own dishwasher, custom cabinetry, quartz counters, designer lighting, power blinds, and premium Fisher & Paykel appliances. Warm wood accents, sage island tones, and expansive windows create a beautiful blend of modern luxury and farmhouse charm. Set on 13.23 scenic acres just 5 minutes from Aberdeen, this updated country home offers upgraded electrical, generator panel, new driveway, irrigation, state of the art water filtration, new furnace, new central A/C, hot water on demand, newer roof and windows, plus a hot tub. The open main floor features a sunken living room with gas fireplace and picture windows, dining area with patio access, three bedrooms, mud/laundry room, and 2-pc bath with sauna. Upstairs, the primary retreat includes two walk in closets, a custom walk in shower, and a view soaker tub. The lower level offers two family rooms, wet bar, fireplace, bedroom, bath, and an in-law suite. An attached single garage connects to a storage room. Outdoors you will find rolling hills, new cross fencing, new shelter, riding arenas, chicken coop, shed, and two barns one with a guest suite and one with a 6-stall horse barn, tack room and wash bay. A 14,000-L cistern provides added water security. Minutes to shopping and amenities. (id:6769)

Other 15'3" x 6'5"

Other 13'9" x 8'11"

4pc Ensuite bath Measurements not available

Foyer 25'4" x 10'7"

Primary Bedroom 14'1" x 19'5"

Storage 17'10" x 9'6"

Family room 25'10" x 13'8"

Bedroom 17'10" x 13'11"

4pc Bathroom

Recreation room 40'1" x 26'1"

Sauna 5'10" x 6'6"

Laundry room 12'11" x 9'6"

Foyer 11'2" x 9'6"

Dining nook 13'10" x 13'3"

Foyer 13'2" x 15'9"

Bedroom 10'6" x 11'8"

Bedroom 12'5" x 11'7"

Bedroom 12'5" x 11'7"

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