



272 Goose Lake Road Kamloops British Columbia

\$2,289,000

Set on 13.23 scenic acres just 5 minutes from Aberdeen, this beautifully updated country property blends modern comfort with equestrian amenities. The showstopping renovated kitchen features 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 cabinetry, exposed beams, and expansive windows create modern farmhouse charm. The open main floor features a sunken living room with gas fireplace, dining area with patio access, three bedrooms, mud/laundry room, and 2-pc bath with sauna. Upstairs, the primary retreat offers two walk-in closets and a renovated ensuite with dual vanities, custom walk-in shower, and view soaker tub. The lower level includes two family rooms, wet bar, fireplace, bedroom, and 4-pc bath. Extensive upgrades include electrical, generator panel, new driveway, irrigation, water filtration, new furnace, central A/C, hot water on demand, newer roof and windows, plus a hot tub. An attached single garage connects to additional storage. Outside are rolling hills, new cross fencing, 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)

4pc Ensuite bath Measurements not available
 Primary Bedroom 14'1" x 19'5"
 4pc Bathroom Measurements not available
 Storage 17'10" x 9'6"
 Family room 25'10" x 13'8"
 Bedroom 17'10" x 13'11"
 Utility room 27'5" x 18'11"
 Recreation room 40'1" x 26'1"
 Sauna

Mud room 11'2" x 9'6"
 Dining nook 13'10" x 13'3"
 Foyer 13'2" x 15'9"
 5pc Bathroom Measurements not available
 2pc Bathroom Measurements not available
 Bedroom 10'6" x 11'8"
 Bedroom 12'5" x 11'7"
 Bedroom 12'11" x 11'9"
 Dining room 13'8" x 11'2"

Listing Presented By:



Originally Listed by:
 Engel & Volkers Kamloops

<https://kamloops.evrealstate.com/>



Royal

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Laundry room 12'11" x 9'6"