



## 3161 Rose Hill Road Kamloops British Columbia

\$1,700,000

A rare find—first time offered by the current owners. Enjoy your own piece of paradise just 10 minutes from the city center, and conveniently close to schools and shopping. This well-maintained, level-entry ranch-style home offers approximately 1,540 sq ft of main floor living with a full basement, all nestled on roughly 35 fenced acres with beautiful valley views. The home features 4 bedrooms and 3 bathrooms, making it ideal for a growing family. The cozy living area includes a wood-burning airtight stove. A spacious country-style kitchen provides stunning views and opens to a surrounding deck and charming gardens with a water feature. The lower floor is partially finished, offering room for expansion. Additional features include a double attached garage and ample parking. Outbuildings consist of a 490 sq ft four-stall barn and two implement sheds (approximately 357 sq ft and 128 sq ft), offering excellent utility and storage. (id:6769)

3pc Bathroom Measurements not available

Recreation room 45' x 13'

Bedroom 14'6" x 11'6"

Hobby room 12' x 10'

Family room 12' x 10'

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 10' x 9'

Bedroom 10'6" x 9'

Primary Bedroom 16' x 10'

Foyer 10'6" x 6'6"

Dining nook 12' x 8'

Kitchen 12'6" x 11'

Dining room 12'6" x 10'

Living room 16'6" x 16'

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops



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