



3197 Shuswap Road Kamloops British Columbia

\$1,399,000

Two homes, two shops, 2 acres, and South Thompson River views. This impressive property offers space, versatility, and an exceptional setting. The 1,524 sq ft updated rancher ""main house"" welcomes you with a bright living room filled with natural light and anchored by a gas fireplace. The kitchen is a standout, finished with arborite countertops, white cabinetry, and attractive appliances, creating a clean, functional space for everyday living and entertaining. The home offers 2 bedrooms & 2 bathrooms, including a beautifully renovated main bath, while the second bedroom features a built-in Murphy bed with custom storage. A spacious mudroom and a bonus rm with space for office provide practical access to the expansive back patio. Steps away, the 1,000 sq ft heated main shop is a true highlight, complete with gas furnace, hoist, 100-amp service, and a 362 sq ft built-in sea can offering extra storage or workspace. The backyard is designed for entertaining with a large patio, garden boxes, & a gazebo-covered saltwater Arctic Spa hot tub. Ideal for intergenerational living, the 2018 manufactured home offers 1,222 sq ft with 3 bedrooms, 2 full bathrooms, its own detached shop, separate hydro meter, and central A/C. This secondary dwelling is designated for family or caretaker use and is not permitted as a rental property. Flat usable yard space, ample parking, separate septic systems, and an upper tier offering future versatility complete this outstanding South Thompson offering. (id:6769)

Other 9'4" x 11'5"

4pc Ensuite bath Measurements not available

3pc Bathroom Measurements not available

Other 5'6" x 8'1"

Primary Bedroom 12'11" x 19'9"

Other 7'5" x 16'7"

Bedroom 11'5" x 11'5"

Foyer 7'2" x 16'9"

Other 5'8" x 5'2"

Primary Bedroom 11'7" x 14'11"

Bedroom 12'2" x 9'1"

Bedroom 9'7" x 9'2"

Living room 14'1" x 14'11"

Dining room 10'1" x 10'11"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)

<https://www.mikegrant.ca/>



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 eXp, 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.

Living room 17'2" x 13'10"

Kitchen 11'7" x 9'3"

Dining room 12' x 7'

Full bathroom Measurements not available

Kitchen 11'9" x 12'10"