



3390 SHUSWAP E Road Kamloops British Columbia

\$2,999,000

Listing Presented By:



Originally Listed by:
Stonehaus Realty Corp

Welcome to 3390 Shuswap E Road, an exceptional 20-acre riverfront estate with stunning development potential overlooking the serene South Thompson River. Currently the owners have positive discussion with Ministry of Transport and TRND for subdivision to date. This 4,300 sq ft rancher-style home is thoughtfully designed for entertaining, featuring a Mediterranean-inspired kitchen with double ovens, a walk-in pantry, and an adjoining dining room. Radiant heated floors and passive solar, south-facing windows ensure year-round comfort and efficiency. All three bedrooms, the den, and spacious living areas offer walk-out access to breathtaking mountain and river views. The full unfinished basement offers endless opportunities for customization. Formerly an organic farm, the property boasts fertile soil and AF-1 zoning, allowing for a variety of uses including a bed & breakfast, equestrian estate, agri-retreat, guest ranch, or home-based business. Surrounded by nature and close to golfing, fishing, boating, skiing, and birdwatching. This is a rare opportunity to live your dream or launch your next venture in paradise. Book your showing today. Measurements are approximate. Buyer to verify. (id:6769)



Royal

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Utility room 4'10" x 8'8"

Primary Bedroom 19'7" x 24'7"

Living room 22'3" x 37'10"

Laundry room 6'0" x 18'7"

Kitchen 14'5" x 32'11"

Dining room 13'6" x 28'5"

Den 12'11" x 17'0"

Bedroom 13'7" x 14'11"

Bedroom 18'0" x 13'8"

Full ensuite bathroom Measurements not available

Full bathroom Measurements not available

Full bathroom Measurements not available

Partial bathroom Measurements not available

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