



3892 Shuswap Road Kamloops British Columbia

\$1,490,000

One-of-a-kind waterfront property! This breathtaking 2-acre property backs directly onto the Thompson River with boating access to Little Shuswap Lake. Featuring a spacious rancher with approx. 1,760 sq.ft. on the main floor plus approx. 1,600 sq.ft. down, this exceptional property has seen over \$500,000 invested in improvements over the past 5 years. The home offers a bright, spacious layout with an updated kitchen, 3+2 bedrooms and 3 bathrooms. Major improvements include furnace & A/C, hot water tank, new hot tub, blacktop driveway, retaining walls, covered awnings on both sundecks, automatic window coverings and 200 amp electrical service. For those needing serious shop space, the property features an impressive 918 sq.ft. detached gas-heated shop, extensively renovated inside and out with new doors, plus an attached 16' x 28' garage. There is also a 24' x 34' barn with its own electrical panel. New roofs have been completed on the shop and Barn. Two water licences from the Thompson River provide for irrigation and domestic use. An incredible combination of Private waterfront living, acreage, extensive improvements and exceptional shop space. There are simply too many features to list - ask for the complete information package! (id:6769)

Other 15'0" x 9'8"

Sunroom 17'5" x 8'5"

Utility room 5'4" x 6'11"

Office 9'9" x 10'7"

Kitchen 22'2" x 10'

Other 10'6" x 7'

Full bathroom Measurements not available

Storage 8' x 10'9"

Bedroom 9'2" x 10'9"

Recreation room 15' x 14'

Full ensuite bathroom Measurements not available

Primary Bedroom 11'8" x 14'1"

Full bathroom Measurements not available

Bedroom 13'6" x 11'10"

Bedroom 11'1" x 11'10"

Partial bathroom Measurements not available

Other 16'6" x 6'1"

Other 6'7" x 15'4"

Living room 14'10" x 16'3"

Listing Presented By:



Originally Listed by:
REMAX Kamloops

<https://www.inkamloops.com/>



Royal

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