



# 4505 Kamloops-Shuswap Road Kamloops British Columbia

\$999,900

Discover your private rural paradise on this stunning 40-acre property nestled in Lions Head hills. Offering breathtaking, panoramic river and mountain views across the South Thompson Valley, this is a rare opportunity to own a turn-key recreational haven with endless space to roam, ride and relax. At the heart of the property sits a fully custom 1,800 sq ft double-wide modular home built with quality and comfort in mind. Featuring 4 beds and 3 baths, the home boasts a large, open-plan living space perfect for family gatherings and everyday living. The primary suite was thoughtfully designed with a huge walk-in closet and a spacious ensuite bathroom with dual sinks. A wood-burning stove keeps heating costs remarkably low, providing cozy warmth throughout the winter months. Durable Hardie Board siding gives the home excellent curb appeal. The land is currently home to 5 horses who enjoy riding facilities such as a 60 ft lunging ring, a 100'x200' arena, and 3 springs for a natural water source whilst they roam the hills. The 40 acres offer abundant space for ATVs, dirt biking, and extensive horse trails winding through the landscape. A 600 sq ft insulated woodworking shed provides exciting potential for conversion into a cozy cabin or additional living space. Additional outbuildings include a hay/horse shed and a newly constructed metal garage. You will also find a large chicken coop for those farm-fresh morning eggs. Floor plans and 3D walkthrough available. (id:6769)

Bedroom 10'11" x 9'3"

Bedroom 11'5" x 10'3"

Bedroom 11'7" x 12'8"

3pc Bathroom Measurements not available

Kitchen 18'10" x 12'8"

Dining room 11'4" x 12'8"

Living room 18'10" x 12'8"

2pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Primary Bedroom 12'6" x 12'8"

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



Royal

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