



7050 Haughton Road Kamloops British Columbia

\$360,000

Rare in this market: a genuinely flat, level 2+ acre parcel just minutes from Kamloops -- Lots of prep work is done providing a easy convenient building site. While most acreage in the area comes with slopes, rock, or access headaches, 7050 Haughton Road is level, walkable, and largely build-ready thanks to extensive groundwork already completed by the seller. The standout feature is the well -- a drilled well approximately 475 feet deep, complete with pump, tested and confirmed to meet the City's requirements for both water volume and quality. Solving water is usually the single biggest unknown (and biggest expense) on rural land, and here it's already done and included in the sale. Beyond the well, the seller has invested in a full package of site preparation: two building sites professionally engineered and designated (Kala Geosciences and True Land Surveying), a registered survey/covenant plan clearly marking the buildable envelope around the creek that runs through the property, and a completed septic feasibility study. All told, over \$85,000 has gone into getting this property ready to build. R8 zoning is another rare advantage here -- it permits a manufactured home, opening the door to a faster, more affordable build than many comparable lots allow. Add walking distance to a local store and elementary school, a short drive into Kamloops, and easy access toward Sun Peaks, and this is a flat, usable lot in a market where ""flat"" and ""ready"" almost never come together. (id:6769)

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