



7390 River Heights Drive Kamloops British Columbia

\$1,489,000

1 owner custom-built home offered for the first time in 42 years. 6.5 private acres in Evergreen Estates overlooking the N-Thompson River, designed for long-term comfort, efficiency, and lifestyle. Located between Kamloops and Sun Peaks, you are approx 20 minutes to Sun Peaks & 30 min to dt Kamloops. The home features 3 bedrooms and 3 bathrooms, with heated flooring in all bathrooms and the kitchen. Built using a Nascor engineered wall system, a panelized construction method similar in concept to structural insulated panels, designed to improve energy efficiency, and provide consistent insulation. Major updates include a new furnace, heat pump, fridge, dishwasher, and septic tank, along with frost-free taps. Natural gas service adds efficiency and cost control. Inside, the living space is anchored by a wood-burning fireplace featuring locally sourced marble and a custom fir mantel from Knutsford, creating warmth and character. Outdoor areas are built for hosting, with a rebuilt deck using pressure-treated joists and composite decking for durability and low maintenance. The property infrastructure stands out with a 2,600 sq ft shop including a 2-piece bathroom, ideal for a home-based business or workspace, plus a 3-stall barn with a heated tack room for horses or hobby farming. Community water and a private 25 gallons per minute. With no close neighbours, this property offers rare privacy, a quiet setting, a long driveway, open pasture, and sweeping river and mountain views. (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

Recreation room 15'1" x 22'3"

Utility room 5'5" x 18'7"

Laundry room 16'7" x 4'1"

Office 7'10" x 7'4"

4pc Ensuite bath 9'11" x 5'5"

4pc Bathroom 11'9" x 11'8"

Primary Bedroom 16'4" x 11'7"

Bedroom 12'1" x 11'4"

Bedroom 11'4" x 11'6"

Living room 13'9" x 20'3"

3pc Bathroom 7'6" x 6'11"

Family room 15'5" x 11'9"

Dining room 17'6" x 11'4"

Foyer 8'1" x 12'

Media 13'1" x 11'7"

Kitchen 11'5" x 11'7"

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 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.