



7877 BARNHARTVALE Road Kamloops British Columbia

\$1,749,000

Listing Presented By: 
Originally Listed by:
Century 21 Assurance Realty Ltd

Welcome to a truly exceptional 5-acre property in the heart of Barnhartvale, where rural lifestyle, functionality, & convenience come together seamlessly. Perfectly set up for horse lovers & hobby farmers alike, this flat & highly usable acreage backs directly onto Crown land w/immediate access to the maintained trail system right from your back gate. The property features a 3-4 stall barn, tack room, hay storage, & a 110'x125' riding arena. The tastefully updated 5 bdrm, 4 bath, Cape Cod-inspired home offers 3,900 sqft. of thoughtfully designed living space. The main lvl features 2 family rms, an impressive kitchen w/SS appliances, quartz counters, ample cabinetry & a waterfall island. Access the expansive 53'x12' covered deck off the lvg rm, where you can take in panoramic mtn views & unwind in total privacy. The upper flr provides 2 bdrms, 4pc bath & an oversized primary bdrm w/3 pc ensuite, w/i closet & laundry for convenience. The lower lvl is fully finished with a 3pc bath, bedroom, gym, recreation area & wet bar. Additional highlights include an attached 22'x 25' garage, a 26'x36' detached shop w/220V power & 12' ceilings w/ample outdoor parking space for your vehicles, RV, equipment & toys. Enjoy country living and the convenience of being 20 min to downtown Kamloops, 5 min to RLC Elementary, Golf, hiking trails & more. The home is serviced by city water & septic system. A rare opportunity to own a turnkey acreage in one of Kamloops' most desirable rural communities. (id:6769)



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- Bedroom 13'3" x 22'8"
- 4pc Bathroom Measurements not available
- Bedroom 10'7" x 16'11"
- Bedroom 14'2" x 9'11"
- 3pc Ensuite bath Measurements not available
- Primary Bedroom 15'9" x 16'11"
- Storage 14' x 3'10"
- Utility room 5'1" x 5'1"
- Bedroom 15'2" x 12'5"
- Recreation room 37'8" x 13'
- 3pc Bathroom Measurements not available
- Pantry 10'4" x 14'5"
- Dining room 9'10" x 14'11"
- Kitchen 11'3" x 12'7"
- Living room 17'8" x 12'7"
- Family room 16'05" x 11'12"

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4pc Bathroom Measurements not available

Foyer 12'3" x 9'8"

Office 16'11" x 11'11"