



8060 BARNHARTVALE Road Kamloops British Columbia

\$1,525,000

Welcome to 8060 Barnhartvale Road, a beautifully maintained equestrian acreage offering 4.95 flat usable acres, with sweeping mountain views, all within 20 min of downtown Kamloops. Thoughtfully designed for horses, the property features 2 irrigated pastures, 4 paddocks, a barn, 2 shelters, a tack room & ample space for storing hay, feed & equipment. The well-cared-for home offers approx. 2,000 sqft of living space. The updated kitchen combines warmth & practicality, with a generous workspace, pantry & an easy connection to the dining & living areas. The large windows fill the home w/natural light & capture the peaceful rural surroundings. From the kitchen area, step onto the spacious deck, which provides a great space to entertain or unwind. Upstairs, features 2 nice-sized bdrms, 4pc main bath & a generous primary bdrm that includes a private balcony & a 3pc ensuite. The lower lvl provides a cozy family rm w/gas f/p, den, 2pc bath & a laundry/mud rm w/direct access to the carport. The basement offers storage, workshop area & convenient access to the side yard. Additional features include a 200' drilled well, septic, attached 2-car carport & a powered detached shop constructed in 2017. There is also abundant parking for an RV, boat, horse trailer, utility trailer & other recreational vehicles. Recent mechanical updates include the furnace(17), A/C(17) & HWT(22). The property is approximately five minutes from R.L.C Elementary & close to Golf, hiking, riding trails, & more. (id:6769)

4pc Bathroom Measurements not available

Bedroom 10'2" x 10'6"

Bedroom 10'1" x 10'6"

3pc Ensuite bath Measurements not available

Primary Bedroom 14'6" x 12'3"

Other 24'9" x 12'11"

Other 12'0" x 10'0"

Office 10'1" x 13'3"

2pc Bathroom Measurements not available

Family room 23'1" x 12'3"

Kitchen 16'4" x 10'7"

Dining room 8'7" x 10'11"

Living room 24'8" x 14'1"

Foyer 13'1" x 10'0"

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Royal

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Laundry room 8' x 8'3"