



8140 Barnhartvale Road Kamloops British Columbia

\$1,500,000

HORSE HEAVEN! This fantastic, flat, 5 acre parcel offers the perfect setting for horse lovers and those who enjoy rural living, while still being close to Kamloops. This beautiful property features a true rancher, executive-style home. The home uses City water and has Natural Gas. The property has a water license for irrigation purposes, connected to the Campbell Creek system. There is a riding arena and valuable, useful outbuildings, which provide a tack room, work shop, tool/equipment storage, and horse stalls. In the house, the floor-to-ceiling windows offer plenty of natural light and the interior, wooden architecture creates a warm and classy atmosphere. The kitchen features high-end, S/S appliances and ample cabinetry, flowing comfortably into a spacious family room. This area opens to a very large deck with a gas bbq connection, a great place to enjoy summer entertaining and appreciate the panoramic views of the northern landscape. The primary bedroom features a spa-like ensuite and a fireplace, flowing out to an expansive sunroom with a gas fireplace and views of the beautiful garden and majestic Evergreens. The main floor also provides a 2nd bedroom, a full bathroom, and a laundry/mud room. The basement has a large office, a cold room, a family room, a storage room, and access from the carport area. If you love golf, as well as horses, Eaglepoint Golf is just down the road. This property and the adjoining 5 acres were operated as one. Two separate titles and water licenses and could be purchased together. (id:6769)

Storage 12'11" x 8'11"

Utility room 34'11" x 14'8"

Office 13'2" x 11'8"

Wine Cellar 12'1" x 4'3"

Recreation room 31' x 11'9"

Foyer 4'8" x 9'

Foyer 4'8" x 9'

Laundry room 7' x 9'

Bedroom 12'5" x 12'3"

5pc Bathroom Measurements not available

Primary Bedroom 18'8" x 14'1"

Family room 12'5" x 14'8"

Dining room 13'10" x 12'7"

Living room 13'5" x 12'7"

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops



Royal

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Sunroom 26' x 9'3"

Kitchen 13'1" x 12'5"

3pc Bathroom Measurements not available