

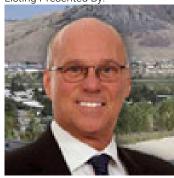
1060 HEFFLEY LOUIS CR RD Kamloops BC

\$5.888.000

Presenting Tod Mountain Thoroughbreds, an extraordinary horse property nestled in a picturesque setting. Located on the south side of Tod Mountain, the farm is just 25 kms northeast of Kamloops and 20 kms southwest of Sun Peaks Resort, Canada\'s 2nd largest destination ski resort. This remarkable property consists of 98.7 acres of AF-1 zoned land, all of which falls outside of the Agricultural Land Reserve (ALR). The centerpiece of the property is undeniably the custom-designed, 6180 sqft rancher-style home that was meticulously crafted by [Wilms Design]. The land also consists of 2 staff homes, 15 loafing sheds within the paddocks, 3 barns, 3 hay sheds, and an indoor round pen. The thoughtfully designed infrastructure also includes comprehensive irrigation systems, fencing and cross-fencing, retaining walls, an array of vegetation, and a few water features. The fertile hay land yields two crops of mixed alfalfa annually, adding to the property\'s productivity and charm.

Entrance 22x8 3pc Bathroom 6pc Bathroom Great Room 18x16 Bedroom 18x15 3pc Bathroom Bedroom 13x13 4pc Bathroom 2pc Bathroom Office 20x17 Pantry 12x6 Living 25x24 Kitchen 21x11\\'6 Laundry 9x6 Dining 16x12 Nook 11x9

Listing Presented By:



Originally Listed by: ENGEL & VOLKERS KAMLOOPS

phil.dabner@evrealestate. https://phildabner.evrealestate.co m/



Royal

Lepage Kamloops Realty

322 Seymour St, Kamloops, BC,

Phone: 250.819.3324 mikeshannon@royallepage.ca