



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.

3pc Bathroom
 6pc Bathroom
 3pc Bathroom
 4pc Bathroom
 2pc Bathroom
 Living 25x24
 Kitchen 21x11\6
 Dining 16x12

Entrance 22x8
 Great Room 18x16
 Bedroom 18x15
 Bedroom 13x13
 Office 20x17
 Pantry 12x6
 Laundry 9x6
 Nook 11x9

Listing Presented By:



Originally Listed by:
 ENGEL & VOLKERS KAMLOOPS

phil.dabner@evrealestate.
<https://phildabner.evrealstate.com/>



Royal

Lepage Kamloops Realty

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324
 mikeshannon@royallepage.ca