



# 1740 MACAULAY ROAD South West BC

\$1,149,900

Exceptional hobby farm situated on 12 acres in the Sunshine Valley 15 minutes west of Merritt. This 3,054 s.f. home has 5 beds, 3 baths and 2 bed in-law suite perfect for family or mortgage helper. The main floor consists of a large kitchen w. dbl doors leading to a south facing patio, sunken living room w. h.w. floors and a spacious master w. ensuite, walk in closet and patio access. Also on the main you'll find a 5 pce bath w. 2 more decent sized beds. Downstairs has a 2 bed in-law suite w. open concept kitchen and living room w. sep. entrance. The property is nicely set up for horses w. a large riding ring, round pen, 42 x 42 barn w. stalls and hay loft, another 30 x 20 barn and det. shop currently being used as a tack room w. double carport. There is a 7 acre fully fenced hay field producing 160 bales approx on the first cut. This beauty is priced to sell and won't last long! Reach out to the listing agent to book your showing!

4pc Ensuite  
 4pc Bathroom  
 5pc Bathroom  
 Bedroom 13\11x11\8  
 Bedroom 10x15\4  
 Bedroom 12\9x10  
 Bedroom 10\6x12\1  
 Dining 15\10x13\6  
 Other 19\5x19\11  
 Kitchen 19\11x13\5

Kitchen 19\10x20\5  
 Laundry 13\3x14\8  
 Living 18\4x12\9  
 Living 13\3x14\8  
 Mast BR 12x15\4  
 Workshop 9\10x15\2  
 Storage 17x15\8  
 Storage 6x3  
 Storage 5\4x3

Listing Presented By:



Originally Listed by:  
 ROYAL LEPAGE WESTWIN RLTY.

nategoshorn@royallepage.c  
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**Lepage Kamloops Realty**

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324  
 mikeshannon@royallepage.ca