



## 1860 SHUSWAP RD Kamloops BC

\$999,900

Discover lifestyle & serenity on this unique south-facing property, a short 10-min drive from vibrant downtown hub. Spanning 13.59 sprawling acres of flat land, this remarkable parcel offers rare chance to own slice of waterfront heaven. Prime land graces South Thompson River, unveiling mesmerizing vistas of serene east valley. Canvas awaits your dream home, surrounded by local wildlife. AF-1 zoning offers endless possibilities a?? single-family dwelling, with/without secondary suite, duplex, manufactured home. Zoning opens doors to diverse ventures: home-based business, rustic guest ranch, riding stable, pet breeding and kennel facility, accessory building, or cozy bed & breakfast. Currently fully irrigated crop field, property generates lease revenue through hay production, 3-4 cuts per year. If you've dreamed of life enriched by unforgettable experiences & self-sufficiency, this property offers it all a?? breathtaking views, abundant space, limitless opportunities.

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(KAMLOOPS)

tjhough@kadrea.com  
www.kamloopshomesforsale.com



Royal

**Lepage Kamloops Realty**

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324  
mikeshannon@royallepage.ca