



1965 BARNHARTVALE ROAD Kamloops BC

\$1,350,000

Welcome to Holmwood House Ranch. Water is absolutely no problem here with Artesian Well plus irrigation rights help make the possibilities endless. With over 33 Acres & completely set up for livestock with paddocks, irrigated hay field (approx 10 acres), shelters & much more, even room for a riding arena. Could be a fantastic horse setup. Incredible two storey home featuring dove tail log construction & full (unfinished bsmnt). Main floor with large country kitchen/dining area, main flr laundry, 2 large bdrms & cozy living room with access to the amazing front porch. The views from this porch are the best, plus plenty of sunshine to enjoy year round. Upper floor features 3 bdrms & 2 large unfinished rooms w/potential for 5 bdrms on the upper floor alone. The full unfinished bsmnt is just waiting for your finishing ideas & has outside access for possible inlaw suite. AF-1 zoning allows for plenty of uses. Check with TNRD regarding potential to add a 2nd residence.

4pc Bathroom
Kitchen 14\\'7x13\\'9
Nook 7\\'4x8\\'11
Dining 14\\'7x10\\'4
Bedroom 9\\'5x11\\'3
Bedroom 11\\'4x17\\'8
Mast BR 19\\'8x11\\'10

Entrance 11\\'4x6\\'10
Laundry 10\\'8x8\\'7
Family Room 18\\'6x12\\'5
Bedroom 15\\'4x11\\'6
Bedroom 13\\'11x11\\'4
Hobby Room 12\\'10x10\\'8

Listing Presented By:



Originally Listed by:
EXP REALTY

jbrommeland@kadrea.com
www.kamloopshomesearch.com



Royal

Lepage Kamloops Realty

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324
mikeshannon@royallepage.ca