



## 2486 HEFFLEY-LOUIS CREEK RD Kamloops BC

\$1,895,000

Rare Lakefront Opportunity! Tremendous views and 150' of lakefront access in this 6 bedroom 3 bath two-storey home complete with separate inlaw suite. Private Dock and walking trails all onsite. Located in one of the deepest spots of Heffley Lake providing full season usage. Modern interior design with new Kitchen, Bathrooms, flooring, paint, rock feature wall and more. Numerous accent and LED lights around the exterior of the home with a large private deck to enjoy the view and evening sounds of nature. Private Gazebo with Hot Tub overlooking the forest and lake. Previously a successful Bed and Breakfast, the property offers a personal resort style feel immersed in nature and has the added bonus of being 10 minutes to Sun Peaks Resort and 30 Minutes to Kamloops. Year round home or could be used as a Short Term Rental with the unique advantage of being a Lake House and Ski Chalet Destination. Seller will consider a turn-key sale and/or trades of Rec properties/building lots.

4pc Bathroom

4pc Bathroom

3pc Bathroom

Entrance 4\8x5\2

Kitchen 12\3x15\8

Kitchen 13\3x21\7

Dining 20\9x18\4

Bedroom 19\7x19\4

Bedroom 16\2x12\2

Bedroom 22\6x27

Living 20\5x22\4

Bedroom 13\1x13\9

Bedroom 13\11x12\3

Nook 17\4x14\4

Other 10x12\4

Bedroom 16\10x12\4

Rec Room 29\5x24\8

Laundry 16\11x10\8

Storage 11\11x10\2

Listing Presented By:



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

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