

## 2524 HARPER RANCH PINAN Kamloops BC

\$1,100,000

Welcome to your dream home in Pinantan Lake! This custom-built beauty by Trout Creek will impress. Situated on large .72-acre lot, you\'ll have plenty of space to live, play, and entertain. As you enter the home, you\'ll be greeted by an open main floor filled w/ natural light & stunning views of the lake through tall windows. The wood accents throughout add a touch of luxury & warmth to the space. Kitchen is a chef\'s dream, w/ large island, concrete countertops, Kitchen Aid S/S appliances. Flowing seamlessly from kitchen is a cozy dining area & large living room w/ high ceilings, leading to a large wrap around deck. You\'ll also enjoy the wood-burning fireplace on chilly winter nights. Upstairs, the master suite is a true oasis, offering ample space and a spa-like 5-piece ensuite. Lower level is a bright space perfect for a games room, 3 bedrooms & 1 bath. Comes w/ wood burning sauna. Drilled Well 6 GPM. 25 minutes from Kamloops & close to Harper Mountain & many rec opportunities.

4pc Bathroom
4pc Bathroom

5pc Ensuite

opo Enounc

Entrance 3\\'6x16\\'1

Kitchen 17\\'4x16\\'1

Dining  $17 \ 11 \times 13 \ 6$ 

Living 17\\'6x19\\'8

Bedroom 15\\'5x9\\'11

Bedroom 10\\'6x9\\'3

Bedroom 10x10\\'4

Bedroom 10\\'2x9\\'3

**Laundry** 5\\'9x5\\'7

Pantry 4\\'10x2\\'10

Other 11\\'8x10\\'3

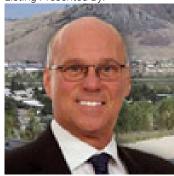
Mast BR 18x17\\'8

Other 5\\'2x9\\'10

Rec Room 19\\'9x33\\'2

Utility 5\\'10x10\\'4

Listing Presented By:



Originally Listed by: BRENDAN SHAW REAL ESTATE LTD

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