



## 2600 HIGHWAY 97 Kamloops BC

\$3,495,000

Spectacular Monte Creek Property, well known as Hiwan Ranch, top producer of Red Angus cattle & now producing some of the finest hay w/roughly 80-90 acres of irrigated hayland (water licence up to 210 acre ft per annum) . The custom built main residence, designed by Bergman Home Design is absolutely stunning, at just under 4800 sq ft, 3 levels of living space & features 5 spacious bdrms, 4 bathrooms & large theatre room (partly finished) under the double heated garage. Enjoy very low heating costs w/twin sealed windows, in-floor heat (all floors), geothermal boiler w/propane back up, HRV system, forced air for A/C & air exchanger. Also on property is another 2 residences for family and/or farm hands. The 2nd residence, built approx 1978 is a panabode style log home w/bsmnt & poured concrete foundation & features approx 2,700 sq ft on the main floor alone, including large family room addition w/vaulted ceilings over the triple heated garage. Also a 24' x 26' detached garage.

5pc Ensuite

4pc Bathroom

2pc Bathroom

4pc Bathroom

Living 17\4x16\6

Dining 14x11\11

Kitchen 13\11x13\11

Nook 11\10x8\7

Mast BR 15\9x15\5

Laundry 5\8x11\5

Entrance 9x5\3

Bedroom 15\10x10\11

Bedroom 15\6x11\11

Bedroom 13\5x11\4

Bedroom 13\9x11\10

Play Room 11\11x8\4

Family Room 21\5x11\3

Games Room 17\5x17

Listing Presented By:



Originally Listed by:  
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Royal

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