



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 crops w/roughly 80-90 acres of irrigated hayland (water licence up to 210 acre ft per annum). The main residence, designed by Bergman Home Design is absolutely stunning, at just under 4800 sq ft, 3 levels featuring 5 spacious bdrms, 4 bathrooms & lrg theatre room (partly finished) under the double heated garage. Enjoy low heating costs w/twin sealed windows, in-floor heat (all floors), geothermal boiler w/propane back up, HRV & forced air sys for ventilation & A/C . 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 & 3rd residence a 3 bdrm 1991 manufactured home. Also a heated barn/shop, hay shed, outdoor riding arena & many horse paddocks w/shelters. Back up diesel generator set up to power the entire ranch. Grazing lease on adjoining crown land.

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:
 EXP REALTY

jbrommeland@kadrea.com
 www.kamloopshomesearch.com



Royal

Lepage Kamloops Realty

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324
 mikeshannon@royallepage.ca