



## 7130 BLACKWELL ROAD Kamloops BC

\$1,299,900

Enjoy country life with meticulous rancher style home on 2.6 acres with horse pastures, an in-ground pool, outbuildings & only 10 minutes to the city center! The main level of this home features a spacious layout offering 3 bedrooms & 2.5 bathrooms with open concept kitchen (heated floor) that leads into a bright dining & living room area accented by beautiful rock fireplace. Modern primary bedroom complete with custom built in storage & beautiful new modern ensuite bathroom with soaker tub, rainfall double shower & heated tile flooring. The lower level offers a bedroom, an office, den, new custom bathroom, large family room, mechanical, storage, workshop area & has lower level exterior access. Beautiful yard with in-ground pool, sauna, & lawn/garden space with underground sprinklers. Acreage is fully fenced & cross fenced for horses with irrigated pastures (water rights to creek), with a separate smaller fenced area with animal shelters. Detached shop with covered parking spaces

3pc Bathroom  
 4pc Bathroom  
 2pc Bathroom  
 5pc Ensuite  
 Kitchen 15\11x17\2  
 Laundry 15\1x6\6  
 Dining 17\2x7\3  
 Living 16\11x17\2  
 Mast BR 17\3x11\11

Bedroom 7\6x13\6  
 Bedroom 11\11x10\1  
 Bedroom 11\5x11\11  
 Storage 13\9x9\5  
 Rec Room 29x13\5  
 Office 7\4x12  
 Workshop 13\9x14\10  
 Den 13\5x10\1

Listing Presented By:



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