



8035 BARNHARTVALE ROAD Kamloops BC

\$999,000

Welcome to 8035 Barnhartvale rd. This solid rancher style (bungalow) pan a bode home sits on a nice 3 acre parcel of land. The property is fully fenced and has some cross fencing. It has city water, a well, U/G sprinklers and a water licence for irrigation. This is a great horse property with a few outbuildings including a tack room, a hay room, 2 stall barn for the horses and a workshop. 200 amp service, hot water on demand, newer furnace, heat pump, windows and some flooring up and down. Separate laundry. The mainfloor has 2 bdrms plus a den. There is a separate nona??conforming 1 bedroom mortgage helper or inlaw suite that cannot be shown unless a min of 24 hrs notice and the seller is home which is after 5 on weekdays and anytime on weekends. The main part of the house and the property can be viewed during the day, but the white fence that surrounds the house cannot be entered as there are guard dogs. Close to town and Eaglepoint Golf course.

3pc Bathroom
4pc Bathroom
Kitchen 7\\10x10\\6
Dining 710x8
Living 14\\6x18
Bedroom 15\\4x10\\6

Bedroom 116x11\\6
Bedroom 11\\6x9\\3
Den 11\\6x8
Kitchen 18\\9x9\\4
Living 18\\9x10
Storage 11x6

Listing Presented By:



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