



964 FERNIE ROAD Kamloops BC

\$2,985,000

Very rare .78 acre parcel available in the Guerin Creek area below Thompson Rivers University with development potential. The land sits on a flat bench in Kamloops\' West End awaiting its highest and best use. Fantastic proximity to Downtown and Sahali Center. The site is improved with a 4 bedroom home that was built for family with plenty of space, 2 full kitchens, in ground concrete pool (as is) and a large 3 car garage. Home needs some TLC. The property also has a large detached 2200 sq/ft shop with 4 bays. Brochure available. Buyer to confirm and verify all details of importance.

3pc Bathroom	Mast BR 11\'5x10\'1
4pc Bathroom	Bedroom 11\'9x11\'5
2pc Ensuite	Bedroom 12\'4x8\'9
3pc Bathroom	Bedroom 10\'1x8\'10
Entrance 11\'7x5\'9	Laundry 9\'11x6\'5
Kitchen 19\'9x12\'7	Family Room 20\'6x13\'8
Kitchen 10\'4x15\'2	Rec Room 15\'9x12\'1
Living 19\'11x12\'6	Office 9\'4x8\'11
Dining 13\'11x10\'1	Other 11\'11x8\'6
Dining 11\'2x6\'9	

Listing Presented By:



Originally Listed by:
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