



## 1881 Pratt Road Kamloops British Columbia

Barnhartvale

**\$1,100,000**



Welcome to this beautifully maintained Barnhartvale property offering a peaceful, park-like setting surrounded by trees and exceptional parking for all your vehicles and toys. The paved horseshoe driveway provides easy access to the impressive 13' x 23'9" attached garage, 31' x 31' detached shop, 31' x 10' covered parking area, plus RV hookups with sani dump. Inside, the bright entry welcomes you, then proceed up to the main living area where the updated kitchen features stainless steel appliances and a large island with eat-up bar. The adjoining living room showcases a new wood-burning fireplace with a tile-covered chimney and opens onto the deck, offering beautiful views and natural gas hookups for BBQ. Just a couple steps up, the dining room allows natural light from large windows and patio doors leading outdoors. The upper level is dedicated to a private primary with a 3-piece ensuite and its own balcony. The lower level offers a bedroom, generous rec room, updated 4-piece bathroom, large laundry room, storage, and a convenient cold room. Numerous updates throughout the home include newer windows and sliding doors, updated house exterior and garage doors, refreshed decking and railings on both decks, newer soffit pot lights, frost-free hose bibs, updated light fixtures, and a newer furnace and new hot water tank. The fenced yard provides a private outdoor oasis with ple...



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