



## 2448 BARNHARTVALE Road Kamloops British Columbia

Barnhartvale

**\$1,349,000**



Beautiful lakefront setting on 78 Acres, located in the scenic Barnhartvale Valley, backing onto crown land with approx. 40 acres irrigated hayland/pasture with excellent water rights, including rights from Monte Creek for storage capacity. The 3 bdrm/2 bath rancher style home (not manufactured) features half basement, perfect for rec or games room & the upper floor features a very nicely updated kitchen with newer appliances & amazing views over the lake. Also a 30'x40' Quonset shop on property for parking all the toys. The property has excellent potential for horses and/or cattle with hayland that has produced up to 300 round bales per year (varies with weather conditions) & backs onto Crown land with miles of riding and/or hiking trails & just minutes to Hwy 97, Monte Lake & school bus pickup at your driveway. Also fire protected area. Currently tenanted on month to month basis. If you need more land, the adjoining 2 parcels are also listed for sale at 2370/2582 Barnhartvale Rd. Contact L.S. for details regarding the current grazing lease on adjoining crown land. (id:6769)

**Jackie Brommeland**

eXp Realty (Kamloops)

Phone: (250) 574-3701



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

