



2837 PINANTAN PRITCHARD Road Kamloops British Columbia

Pinantan

\$839,000



Set on 5.54 acres just 20 minutes from Kamloops, this versatile country property offers the perfect blend of rural living and income potential. The land is thoughtfully laid out with three plateaus (ideal future building sites) and three separate grazing areas for easy rotational use. Water and septic are well maintained, with a 2024 septic inspection showing no issues. The water system features a new jet pump and pressure tank, a 2000L domestic cistern, and a 6000L agricultural cistern with gravity feed to the barn and chicken coop. The home is efficiently heated with a pellet stove (downstairs) and fireplace (upstairs), both WETT certified, plus high-efficiency electric heaters for added comfort. Outbuildings: a 3-stall barn (expandable to 6) with heated floors (not currently in use), tack and feed rooms, hay loft, and a fully wired upper-level shop. The large chicken coop and run can accommodate up to 100 hens. A commercially zoned building with storefront, walk-in cooler, and separate electrical meter opens the door to business opportunities. Additional features include suite potential, RV/trailer parking, fully fenced backyard, and a 450 sq ft deck. Located in a welcoming community just 2 minutes to a local store, with a fantastic elementary school and bus access to Kamloops secondary schools. Surrounded by trails for hiking, dirt biking, and horseback riding, this is a...

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