



3197 Shuswap Road Kamloops British Columbia

South Thompson Valley

\$1,399,000



Two homes, two shops, 2 acres, and South Thompson River views. This impressive property offers space, versatility, and an exceptional setting. The 1,611 sq ft updated rancher ""main house"" welcomes you with a bright living room filled with natural light and anchored by a gas fireplace. The kitchen is a standout, finished with arborite countertops, white cabinetry, and attractive appliances, creating a clean, functional space for everyday living and entertaining. The home offers 2 bedrooms & 2 bathrooms, including a beautifully renovated main bath, while the second bedroom features a built-in Murphy bed with custom storage. A spacious mudroom and a bonus rm with space for office provide practical access to the expansive back patio. Steps away, the 1,000 sq ft heated main shop is a true highlight, complete with gas furnace, hoist, 100-amp service, and a 362 sq ft built-in sea can offering extra storage or workspace. The backyard is designed for entertaining with a large patio, garden boxes, & a gazebo-covered saltwater Arctic Spa hot tub. Ideal for intergenerational living, the 2018 manufactured home offers 1,222 sq ft with 3 bedrooms, 2 full bathrooms, its own detached shop, separate hydro meter, and central A/C. This secondary dwelling is designated for family or caretaker use and is not permitted as a rental property. Flat usable yard space, ample parking, separate septic ...



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