



6450 Yates Creek Road Kamloops British Columbia
 Heffley
\$1,895,000



Rare opportunity to own a stunning 24-acre lakefront retreat offering privacy, functionality, and year-round recreation. This well-maintained property has seen extensive recent improvements including refinished floors in the main living area, painted deck and baseboards, plus extensive Fire Smart work for added peace of mind. Main level offers a covered & inviting entry, kitchen and dining area, office, sunroom, bedroom with 3-piece ensuite, additional kitchen space, separate family room area with its own 3-piece ensuite, storage area, and a cozy wood-burning fireplace. Upstairs includes two bedrooms; a generous primary bedroom / office with wic & 4-piece ensuite. The lower level features an additional bedroom with storage, gym area, laundry, wood-burning fireplace. Comfort and efficiency are prioritized with high-efficiency electric heaters, heat pump with air conditioning, and a durable 50-year fireproof asphalt tile roof. Offered largely furnished and includes valuable extras such as a snowblower, wood splitter, mower, quad, tools, ladders, and pumps for water and sprinklers. Enjoy lakefront living with 2 docks, a BBQ connected to a gas outlet, propane system, well water plus creek water access, septic field, garden area, and a charming detached covered porch area. Shared driveway access is secured through a registered easement. 20 mins. to downtown Kamloops or Sun Peaks,...



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

Jill Kalinocka
 Engel & Volkers Kamloops (Sun Peaks)

Phone: (250) 819-1648

