



## 7390 River Heights Drive Kamloops British Columbia

Heffley

# \$1,489,000



1 owner custom-built home offered for the first time in 42 years. 6.5 private acres in Evergreen Estates overlooking the N-Thompson River, designed for long-term comfort, efficiency, and lifestyle. Located between Kamloops and Sun Peaks, you are approx 20 minutes to Sun Peaks & 30 min to dt Kamloops. The home features 3 bedrooms and 3 bathrooms, with heated flooring in all bathrooms and the kitchen. Built using a Nascor engineered wall system, a panelized construction method similar in concept to structural insulated panels, designed to improve energy efficiency, and provide consistent insulation. Major updates include a new furnace, heat pump, fridge, dishwasher, and septic tank, along with frost-free taps. Natural gas service adds efficiency and cost control. Inside, the living space is anchored by a wood-burning fireplace featuring locally sourced marble and a custom fir mantel from Knutsford, creating warmth and character. Outdoor areas are built for hosting, with a rebuilt deck using pressure-treated joists and composite decking for durability and low maintenance. The property infrastructure stands out with a 2,600 sq ft shop including a 2-piece bathroom, ideal for a home-based business or workspace, plus a 3-stall barn with a heated tack room for horses or hobby farming. Community water and a private 25 gallons per minute. With no close neighbours, this property offer...



Matterport



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