



7877 BARNHARTVALE Road Kamloops British Columbia

Barnhartvale

\$1,749,000



Welcome to a truly exceptional 5-acre property in the heart of Barnhartvale, where rural lifestyle, functionality, & convenience come together seamlessly. Perfectly set up for horse lovers & hobby farmers alike, this flat & highly usable acreage backs directly onto Crown land w/immediate access to the maintained trail system right from your back gate. The property features a 3-4 stall barn, tack room, hay storage, & a 110'x125' riding arena. The tastefully updated 5 bdrm, 4 bath, Cape Cod-inspired home offers 3,900 sqft. of thoughtfully designed living space. The main lvl features 2 family rms, an impressive kitchen w/SS appliances, quartz counters, ample cabinetry & a waterfall island. Access the expansive 53'x12' covered deck off the lvg rm, where you can take in panoramic mtn views & unwind in total privacy. The upper flr provides 2 bdrms, 4pc bath & an oversized primary bdrm w/3 pc ensuite, w/i closet & laundry for convenience. The lower lvl is fully finished with a 3pc bath, bedroom, gym, recreation area & wet bar. Additional highlights include an attached 22'x 25' garage, a 26'x36' detached shop w/220V power & 12' ceilings w/ample outdoor parking space for your vehicles, RV, equipment & toys. Enjoy country living and the convenience of being 20 min to downtown Kamloops, 5 min to RLC Elementary, Golf, hiking trails & more. The home is serviced by city water & septic sys...



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