



1260 Thompson Court Kamloops British Columbia

\$1,399,000

This home checks all the boxes: riverfront, shop, equestrian setup, room for chickens and ducks, a dog run, abundant water, and a beautiful family home, all on 5 usable acres in Thompson River Estates. Rarely does a property offer this combination of lifestyle, infrastructure, and functionality. The 3,192 sq ft home features 4 bedrooms, 2.5 bathrooms, and a substantial addition completed in 2020. Major updates include a new septic system (2020), new well pump and pressure tank (2023), new heat pump (2023), and new hot water tank (2026). Water is abundant with an impressive 120 GPM well, underground irrigation, drip irrigation to the trees, and irrigated pastures serviced by four standpipes. Equestrian enthusiasts will appreciate the 24x36 barn with heated tack room, 75x160 riding arena, and separate irrigated pastures. The heated 30x50 shop offers 3-phase power, a separate meter, and 14' lean-tos on two sides. Additional features include a 24' above-ground pool, 20x20 dog run, duck pond, powered outbuildings, established flower gardens, and an orchard with apple, pear, cherry, and apricot trees, plus grapes, strawberries, and raspberries. With over 100 mature trees throughout the property, the setting is private, established, and truly special. A turn-key riverfront acreage where the hard work has already been done and the lifestyle can begin on day one. (id:6769)

Listing Presented By:



Originally Listed by:
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Royal

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Exercise room 19'7" x 12'7"

Full ensuite bathroom 9'11" x 9'6"

Laundry room 9'5" x 9'6"

Primary Bedroom 19'7" x 12'4"

Full bathroom 11'3" x 12'4"

Family room 16'5" x 27'3"

Bedroom 16'10" x 14'1"

Bedroom 10'10" x 12'2"

Pantry 3'2" x 10'2"

Kitchen 16'1" x 20'8"

Bedroom 15'6" x 14'2"

Dining room 10'6" x 10'

Living room 18' x 17'6"

Utility room 14'5" x 7'0"

2pc Bathroom 6'5" x 7'0"

Foyer 17'1" x 8'6"

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