



**LOT B: 030-441-072
HOUSE/SHOP WELL/
SEPTIC/PWR ZONED
AF1 22.764 ACRES**

1315B Hook Road Kamloops British Columbia

\$1,499,900

Incredible opportunity to own a 22.76 acre property just 20 mins from city center. Enjoy the stunning views of the South Thompson River Valley on this beautiful parcel zoned AF1 and all in the ALR. This 3,100sq.ft. home is ready for the new owners personal touches. It offers 5 bedrooms, 4 bathrooms and 2 fireplaces. The main floor boasts a great open concept kitchen/living space with primary & ensuite, a wraparound covered deck, and a daylight basement with a large rec room for your gym or games room plus an additional 4 more bedrooms. The basement could be suited as a mortgage helper or inlaw suite. Plenty of parking w/attached 2-car garage, and large concrete pad. This property also includes a 3066 sq.ft. heated/insulated shop (42x73) with secured 2-acre compound, oversize machine shed, and double-wide Atco trailer. This property has mostly flat, usable land with potential for horses, hay, or a riding arena. Well produces approx. 18 US gal/min. Excellent live/work setup or income-generating potential. (id:6769)

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|---|---|
| Storage 17'2" x 11'10" | 2pc Bathroom Measurements not available |
| 3pc Bathroom Measurements not available | Primary Bedroom 15'0" x 14'0" |
| Bedroom 10'0" x 12'0" | Laundry room 6'10" x 8'3" |
| Bedroom 12'5" x 8'3" | Foyer 5'0" x 8'7" |
| Bedroom 12'10" x 11'4" | Family room 12'8" x 16'7" |
| Bedroom 11'4" x 11'0" | Dining room 12'0" x 14'0" |
| Recreation room 41'10" x 12'5" | Living room 14'4" x 15'10" |
| 3pc Ensuite bath Measurements not available | Kitchen 10' x 15' |
| 3pc Bathroom Measurements not available | |

Listing Presented By:

Originally Listed by:
RE/MAX Real Estate (Kamloops)
<http://www.applegathgroup.com/>


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