



# 1340 Dogwood Road Kamloops British Columbia

\$735,000

Welcome to your private slice of paradise in Thompson River Estates! Tucked away at the end of a quiet cul-de-sac, this 4.926-acre property offers the ultimate in peace and privacy--no highway noise and no trains. Soak in the amazing views while enjoying the quiet rural lifestyle. A spacious entryway brings you inside the home for you or your guests, large mudroom entrance as an option too. Lots of windows in the living room area fill the home with light. Large open kitchen with an island, wood stove heats the home nicely, 3 bedrooms 2 full bathrooms! Stunning views but positioned nicely for privacy. Situated in horse country with direct access to many trails, fully fenced and set up beautifully for animals, with multiple areas ready to accommodate horses or livestock. Impressive approx. 20 GPM. 10-12 irrigation zones, making it easy to maintain your gardens, pastures, or future orchard. There's plenty of space to build with multiple usable flat areas across the property. The zoning allows for building additional structures without a permit; some restrictions apply. A 2017 renovation brought new life into the home, including a new roof, giving you peace of mind for years to come. Need storage or workspace? You've got it. There are two seacans at the back of the property, a central zone perfect for working on your tractor or ATVs, and a covered area ideal for woodworking, hay storage, or other hobbies. Great deck on the back of the home to enjoy all the sun! Book today! (id:6769)

3pc Ensuite bath Measurements not available

Primary Bedroom 11'10" x 10'10"

Bedroom 6'6" x 9'4"

Living room 21'5" x 12'10"

Dining room 17' x 12'9"

Kitchen 16'5" x 13'2"

Bedroom 7'4" x 13'1"

4pc Bathroom Measurements not available

Laundry room 12'11" x 11'6"

Foyer 10'10" x 9'

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Listing Presented By:



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eXp Realty (Kamloops)



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com