



# 1353 BALE Road Kamloops British Columbia

\$999,990

Perched high above the Thompson River on 7.9 flat acres, this exceptional estate property offers a rare combination of scale, privacy, and breathtaking panoramic views. Designed in a distinctive U-shaped rancher layout and constructed of timeless Western Red Cedar, this impressive 6,000 sq.ft. residence delivers both presence and functionality. The main level offers approximately 4,500 sq.ft. of living space with expansive principal rooms, vaulted ceilings, and a striking floor-to-ceiling stone fireplace that anchors the home's warm, inviting character. In total, the home features 5 bedrooms, 4 bathrooms, & 5 grand stone fireplaces throughout. The spacious kitchen is designed for both everyday living & entertaining, offering ample cabinetry, a large pantry & workspace, while the adjoining living and dining areas take full advantage of the surrounding views and natural light. The lower level provides additional flexibility with a large games room, generous storage, and direct walk-out access to the outdoor pool area. The infrastructure here is equally notable, featuring a detached triple car garage with 400 AMP service, 2 wells, 3 water licenses, 2 septic systems, water filtration, UV, upgraded furnaces, central a/c. & solar panel system Located just 40 minutes to Kamloops, 20 minutes to Tobiano & 25 minutes to Cache Creek, with easy highway access and ample parking, this property presents a unique opportunity to enjoy peaceful rural living without sacrificing convenience. (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

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Other 11' x 23'

Utility room 9'5" x 23'9"

3pc Bathroom Measurements not available

Recreation room 32'7" x 30'4"

3pc Ensuite bath Measurements not available

Primary Bedroom 34'2" x 19'8"

4pc Bathroom Measurements not available

Bedroom 14'11" x 11'11"

Bedroom 11'1" x 11'11"

Bedroom 19'1" x 9'11"

Bedroom 15' x 9'11"

Laundry room 15' x 8'1"

3pc Bathroom Measurements not available

Pantry 6'0" x 7'9"

Dining room 19'3" x 17'6"

Kitchen 19'4" x 19'3"

Living room 44'3" x 29'2"

Foyer 7'0" x 16'0"

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