



# 1747 OLD FERRY Road Kamloops British Columbia

\$875,000

Discover the ultimate riverfront lifestyle in this incredible Monte Creek home, perfectly positioned on one of the South Thompson River's best spots. Just a scenic 20-minute drive from Kamloops, this 0.36-acre gem offers a truly exceptional living experience. The main floor welcomes you with a comfortable living room featuring engineered hardwood flooring. The updated kitchen is a chef's delight, boasting stainless steel appliances, a gas stove, and a fridge with water/ice dispenser. Enjoy meals in the dining area, complete with built-in counter cabinets and space for your hutch. Down the hall, you'll find a 4-piece bathroom, a guest bedroom, and the master bedroom, which offers breathtaking river views and French doors leading directly to the expansive sundeck. The lower level expands your living space with an additional bedroom, a versatile rec room, and a 3-piece bathroom. You'll also appreciate the convenient laundry area, a spacious utility room for ample storage, and a mudroom with direct access to the garage. Step outside and be captivated by your private oasis. The partially covered 14x42 deck is perfect for entertaining or simply soaking in the serene surroundings. A generous, manicured lawn gently slopes down to your 30ft aluminum gangway and 20x10 dock, inviting you to enjoy endless days on the water. The property also features ample exterior parking and covered RV/boat parking, ensuring all your toys are securely stored. (id:6769)

Mud room 6'8" x 7'7"

Laundry room 5'4" x 11'0"

Utility room 9'0" x 23'0"

Recreation room 11'0" x 21'0"

Bedroom 13'0" x 13'0"

3pc Bathroom Measurements not available

Primary Bedroom 10'0" x 12'9"

Bedroom 8'10" x 12'0"

Kitchen 11'0" x 14'0"

Dining room 9'7" x 11'0"

Living room 11'0" x 21'0"

4pc Bathroom Measurements not available

Listing Presented By:



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