



216 MCLURE FERRY Road Kamloops British Columbia

\$895,000

Located in McLure, this beautiful riverfront property offers 5.42 acres of mostly flat, usable land with a beautifully landscaped front yard with potential for subdivision. The fully finished home, offers over 2,800 sq. ft. of living space. Property features include: 200-amp electrical service to the home, over 2,800 sq. ft. fully finished residence, newer flooring and freshly painted up and down, newer plumbing fixtures, countertops, electrical fixtures, plugs and outlets, wood-insert fireplace on the main floor, newly constructed back stairs, large covered and screened sundeck, three-bay carport and loads of room for parking. And for those needing additional workspace or storage, the property includes a massive 27' x 36' detached shop with a concrete floor, boasting 10-foot ceilings, 50-amp electrical service, and a small office. Additional highlights: two wells - one dedicated to the house with a new pump, and one for irrigation, roof approximately 10 years old, septic system approximately 10 years old, furnace approximately 4 years old, hot water tank and water softener are approximately 4 years old, and the fridge and stove are approximately 5 years old. It also comes with central air conditioning. With most of the big ticket items done, this home offers peace of mind. You don't want to miss out on this incredible North Thompson waterfront package, so hurry up and book your showing today! It is tenanted, so we will need minimum 24 hrs to show. (id:6769)

Listing Presented By:

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- Full bathroom 7'7" x 6'11"
- Storage 10'5" x 8'9"
- Bedroom 11'4" x 9'7"
- Bedroom 14'11" x 11'5"
- Utility room 10'6" x 6'11"
- Mud room 10'9" x 10'5"
- Recreation room 18'2" x 14'10"
- Full bathroom 10'7" x 7'5"
- Bedroom 12'10" x 9'8"
- Bedroom 11' x 10'7"
- Primary Bedroom 12'10" x 11'9"
- Dining room 10' x 11'1"
- Kitchen 18'3" x 11'1"
- Living room 25'3" x 15'3"

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