



## 2292 OJIBWAY Road Kamloops British Columbia

\$609,900

Paul Lake offers a stunning lakeside setting just 20 minutes from Kamloops. This warm and inviting lakefront home sits on one of the best lots in the area - just under half an acre with flat access, ample parking & a gentle slope leading to the water. On the main floor you are welcomed to a lovely open concept living, dining & kitchen space. The kitchen features custom pine cabinetry, Corian countertops, stainless steel appliances, a cozy wood stove and down the hall an updated main bathroom, bedroom, & additional powder room w/ laundry. The dining room opens onto a spacious deck overlooking the backyard and sip your morning coffee with views from the hot tub. The upper floor includes the primary bedroom w/a private upper deck, a second bedroom & a bright recreation room with office space. This property is well-equipped with multiple storage sheds, including one for cold storage, a basement workshop, and a charming guest cabin complete with outdoor fire pit to entertain guests. With a 49-year lease (approx 42 remaining) in place at \$6,400 for the next three years, this is an exceptional opportunity to enjoy lakefront living. Launch your boat right off of your private dock & enjoy a true four season paradise -- all at an affordable price for such a spectacular location! (id:6769)

Den 15'9" x 7'5"

Office 15'9" x 7'5"

Bedroom 12'3" x 8'8"

Bedroom 14'9" x 12'0"

Utility room 19'8" x 9'5"

Mud room 10'2" x 7'7"

Laundry room 7'0" x 5'2"

Primary Bedroom 11'9" x 9'9"

Kitchen 17'6" x 10'6"

Dining room 10'3" x 6'8"

Living room 27'11" x 9'9"

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd.

<http://jennifer-mcqueen.c21.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.