



## 2363 ERIN VALLEY Crescent Kamloops British Columbia

\$2,550,000

Flat fenced and cross fenced 6.3 acres with city water plus drilled well. Massive 40' x 48' heated and air conditioned shop with 14' high doors. Also 40' x 48' modern barn with 3-6 paddocks, heated tack room, separate corrals, riding arena and outside lean to. Very little of pre-existing home left as new 4700 sq ft home built and finished off in very high quality in past 3 years. 3 bedrooms, plus office, 10ft high ceilings, ultra modern kitchen - 'Cafe' brand oven and fridge, heated tile floors, back up electric furnace, massive master bedroom with ensuite. Copper tub w/wash basins. Massive open rec room decorated in high quality and Mexican decor. Large covered sundeck, bird avery, greenhouse and more. Too many high end quality features to mention. Only 15 mins from downtown, basically a 2-3 year old home, massive heated air conditioned shop and very functional and modern barn. Great property for horse enthusiasts or large trucks. Everything is "Done up Right" on the improvements and dwellings on this property. (id:6769)

Bedroom 18' x 17'

Games room 18'6" x 14'0"

Recreation room 25' x 22'6"

Storage 12'0" x 14'0"

Laundry room 17'6" x 12'0"

3pc Bathroom 7'

Foyer 20'0" x 8'0"

Other 19'6" x 7'6"

Office 9'6" x 9'0"

Bedroom 9'4" x 11'6"

Primary Bedroom 18'6" x 18'6"

Living room 19'6" x 14'6"

Dining room 10'0" x 19'6"

Kitchen 18'6" x 19'6"

4pc Ensuite bath 7'

3pc Bathroom 7'

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



Royal

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