



# 2388 Heffley Lake Road Kamloops British Columbia

\$2,389,000

Located 10 min from Sun Peaks Resort & 40 min to Kamloops. This 7km lake is only 50% populated with lakeside homes, while the south side is preserved wilderness. Rare opportunity to own a 'one of a kind' lakefront custom timber frame home. Be awed by the vaulted ceiling and timber gallery boasting solid Douglas Fir beams & ledgestone wood burning fireplace setting the mood for enjoying the quiet life. The kitchen boasts European quality appliances, custom cabinetry, concrete countertops and glass double doors that open to ample outdoor entertaining space on the wrap-around deck. With accessibility in mind, the main open floorplan, primary bedroom and bathroom are on the main level. The lower level family room, 2nd bedroom and bathroom provide access to additional deck space with outdoor shower and private hot tub for the ultimate guest experience. Detached, heated double timber frame construction garage with plans for a second story suite, carport & RV pad for ample parking. BONUS\* Opportunity to take over the well-established turn-key SUP business. See listing for video & 3D tours. (id:6769)

Recreation room 19'4" x 21'10"  
Bedroom 11'1" x 12'2"  
Storage 15'1" x 8'  
3pc Bathroom Measurements not available  
Kitchen 9' x 9'  
Dining room 7'4" x 9'8"

Living room 15'3" x 16'3"  
Foyer 7'8" x 10'4"  
Mud room 7'7" x 5'5"  
Primary Bedroom 13'8" x 11'6"  
3pc Bathroom Measurements not available



Originally Listed by:  
Engel & Volkers Kamloops (Sun Peaks)



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