



272 GOOSE LAKE Road Kamloops British Columbia

\$2,389,000

Incredible potential in this Knutsford acreage, 13.23 scenic acres just 5 minutes to Aberdeen. Showcasing a tastefully updated country home with modern systems: upgraded electrical, generator panel, new driveway, house irrigation, state-of-the-art water filtration, new central A/C, new furnace, hot-water-on-demand, newer roof, newer windows, power blinds, hot tub, and Custom Fisher & Paykel appliances. Step into an open-concept main floor with farmhouse charm and a sunken living area anchored by a large gas fireplace and picture windows. A second dining area features patio doors to the lawn and views. Down the hall are three bedrooms plus a mud/laundry room and a 2-pc bath with sauna. Upstairs, the primary retreat boasts an incredible ensuite with a custom walk-in shower, two walk in closets and a view-soaker tub. The lower level offers two family rooms, a wet bar, fireplace, bedroom, bath, ideal for guests. An attached single garage connects to a storage room. Outside, enjoy rolling hills, new cross-fenced pastures, a new shelter, new riding arenas, chicken coop, and shed. Two barns include an updated 6-stall horse barn with tack room and wash bay/storage, and a second barn with guest bedroom, bathroom, and two bays. 14,000 litre cistern installed for additional water security and emergency such as fire suppression. Centrally located, minutes to shopping and amenities. (id:6769)

Other 15'3" x 6'5"

Other 13'9" x 8'11"

4pc Ensuite bath Measurements not available

Foyer 25'4" x 10'7"

Primary Bedroom 14'1" x 19'5"

Storage 17'10" x 9'6"

Family room 25'10" x 13'8"

Bedroom 17'1" x 13'1"

Recreation room 40'1" x 26'1"

Sauna 5'10" x 6'6"

Laundry room 12'11" x 9'6"

Foyer 11'2" x 9'6"

Dining nook 13'10" x 13'3"

Foyer 13'2" x 15'9"

Bedroom 10'6" x 11'8"

Bedroom 11'5" x 11'7"

Listing Presented By:



Originally Listed by:
Stonehaus Realty Corp



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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4pc Bathroom Measurements not available

Bedroom 12'11" x 11'9"

Utility room 27'5" x 18'11"