



3119 Shuswap Road Kamloops British Columbia

\$1,475,000

Discover a horse lover's paradise on this stunning 10-acre property, perfectly blending rustic charm with modern luxury. The heart of this estate is a beautifully renovated home, featuring an open-concept layout, a gourmet, award winning kitchen with high-end appliances, and spacious living areas bathed in natural light. Kitchen was a 2017 Keystone award winner with MDM Contracting making it happen. Two cozy gas fireplaces add warmth and ambiance, perfect for relaxing after a long day. Three bedrooms up and the primary bedroom comes with a 2 piece ensuite bathroom. Step outside and you'll find an equestrian's dream setup and a gardener's delight. The expansive grounds have 4 acres fenced and cross-fenced, offering multiple paddocks for rotational grazing. There is a barn and shed out back for hay storage. The property also includes a riding arena and direct access to scenic riding trails. For those with a green thumb, a huge, dedicated garden area awaits, complete with an irrigation system, completely fenced off for protection from wildlife, ready for you to cultivate your own farm-to-table lifestyle. The fields themselves are efficiently irrigated by water drawn directly from the nearby river, ensuring lush, green pastures all season long. Beyond the main home, a large, detached 3-car garage is equipped with a newly installed solar panel system, reducing utility costs. The property is also exceptionally well-provisioned for water, with not one, but three separate wells. (id:6769)

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| Games room 12'10" x 20' | Dining nook 6'10" x 8'2" |
| Laundry room 21' x 7' | Bedroom 10'2" x 14'3" |
| Recreation room 14'3" x 17' | 4pc Bathroom Measurements not available |
| Bedroom 17' x 13' | Primary Bedroom 11'3" x 13'3" |
| 3pc Bathroom Measurements not available | Kitchen 11' x 11'9" |
| Foyer 9'8" x 9'5" | Dining room 10' x 9'5" |
| 2pc Ensuite bath Measurements not available | Living room 16' x 17'6" |

Listing Presented By:



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