



3335 SHUSWAP Road Kamloops British Columbia

\$1,899,900

Exceptional one-of-a-kind property on 30 pristine acres w/a beautiful home & great setup for horses. Overlooking the river is an immaculate & beautifully renovated home. The main floor offers a large chef's kitchen which opens to a dining area & living room. The kitchen has a large island w/lots of seating & beautiful windows flooding the home w/natural light. From the living room you'll enjoy fantastic views of the river. Off the kitchen is a large covered patio w/mountain views & a gas BBQ hookup. Also on the main is a large primary bedroom w/huge walk-in closet & 5pc ensuite w/large tile shower, separate soaker tub, & double vanity. A 2pc guest bath & laundry/mud room off the side entrance complete the main. Access to the attached double garage from the side entrance. Upstairs are 2 large bedrooms w/dormer windows & updated 4pc bath. The basement has a separate entrance, 3pc bath, bedroom, & ample space w/rec rooms, gym, & storage -- plus potential to add additional bedrooms. Outside is an impressive horse setup w/a large barn with 8 box stalls, chicken coop, tack room, & a 59' x 34' indoor arena. 2 pole barns for hay & storage plus a 3rd covered storage space. Water license for irrigation w/river intake & brand new (\$10K) pump + flat pastures w/good hay production. Great well water w/upgraded pressure tank & 6 stage treatment system. Endless possibilities from horse property to winery & everything in between. Too many upgrades to list. Contact listing agent for more info. (id:6769)

Other 9'10" x 7'5"

4pc Bathroom 5'5" x 9'10"

Bedroom 16'3" x 15'6"

Bedroom 15'8" x 15'11"

Media 12'8" x 26'10"

Other 9'1" x 6'3"

Utility room 12'8" x 12'0"

3pc Bathroom 8'3" x 7'

Foyer 12'5" x 11'10"

Mud room 6'6" x 7'10"

Laundry room 6'6" x 12'9"

Kitchen 20'11" x 13'11"

Living room 13' x 28'9"

Dining room 13' x 13'11"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.enjoykamloops.com/>



Royal

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Gym 8'8" x 27'5"

Bedroom 13'4" x 10'7"

Recreation room 42'7" x 12'7"

Other 12'2" x 6'3"

5pc Ensuite bath 9'2" x 11'11"