



3390 SHUSWAP E Road Kamloops British Columbia

\$2,999,000

Welcome to 3390 Shuswap E Road, an exceptional 20-acre riverfront estate with stunning development potential overlooking the serene South Thompson River. Currently the owners have positive discussion with Ministry of Transport and TRND for subdivision to date. This 4,300 sq ft rancher-style home is thoughtfully designed for entertaining, featuring a Mediterranean-inspired kitchen with double ovens, a walk-in pantry, and an adjoining dining room. Radiant heated floors and passive solar, south-facing windows ensure year-round comfort and efficiency. All three bedrooms, the den, and spacious living areas offer walk-out access to breathtaking mountain and river views. The full unfinished basement offers endless opportunities for customization. Formerly an organic farm, the property boasts fertile soil and AF-1 zoning, allowing for a variety of uses including a bed & breakfast, equestrian estate, agri-retreat, guest ranch, or home-based business. Surrounded by nature and close to golfing, fishing, boating, skiing, and birdwatching. This is a rare opportunity to live your dream or launch your next venture in paradise. Book your showing today. Measurements are approximate. Buyer to verify. (id:6769)

Utility room 4'10" x 8'8"

Primary Bedroom 19'7" x 24'7"

Living room 22'3" x 37'10"

Laundry room 6'0" x 18'7"

Kitchen 14'5" x 32'11"

Dining room 13'6" x 28'5"

Den 12'11" x 17'0"

Bedroom 13'7" x 14'11"

Bedroom 18'0" x 13'8"

Full ensuite bathroom Measurements not available

Full bathroom Measurements not available

Full bathroom Measurements not available

Partial bathroom Measurements not available

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.