



# 4040 Camille Road Eagle Bay British Columbia

\$739,000

MOTIVATED VENDOR! Be outstanding in your field! Explore the country life with 4.46 acres of flat-useable land, zoned AR2 located in Eagle Bay, Shuswap Lake's finest family area of acreages. School buses, country stores, chickens and goats are all part of the local landscape here. This sprawling rancher is built like a bank with floor to ceiling ICF INSULATED CONCRETE BLOCK walls on a RADIANT HOT WATER HEATED SLAB-ON-GRADE foundation. powered with economical OUTDOOR WOOD FURNACE TECHNOLOGY. Heated, 3 CAR GARAGE separates the 2 RESIDENCES with the primary dwelling boasting an indoor SALT WATER POOL and HOT TUB! Massive 400 AMP ELECTRICAL service powers up 5 bedrooms and 5 bathrooms for a total of 4600 sf of living space in 2 separate dwellings. Lifetime METAL ROOF offers fireproof fortitude and longevity. 3 large OUTBUILDINGS are ready to move in your hot-rod or John Deer collection. Interior spaces are voluminous with 9 foot ceilings and continuous, etched-concrete underfoot. Warm in winter and cool in summer. Priced 265K UNDER ASSESSMENT so you have some money to finish things the way you like. Most of the hard work is done except the siding. You can decide how you want to finish this beauty off for maximum appeal. (id:6769)

Listing Presented By:



Originally Listed by:  
Stonehaus Realty (Kelowna)

<http://nancybellsold.com/>



Royal

**LePage Kelowna**

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4pc Bathroom 6'0" x 11'0"  
Laundry room 6'0" x 11'0"  
Bedroom 12'0" x 11'0"  
3pc Ensuite bath 6'0" x 7'0"  
Primary Bedroom 17'0" x 18'0"  
Sunroom 15'0" x 34'0"  
Kitchen 15'0" x 13'0"  
Living room 18'0" x 21'0"

Mud room 6'0" x 17'0"  
3pc Bathroom 4'0" x 10'0"  
Other 34'0" x 15'0"  
Full bathroom 6'0" x 16'0"  
Bedroom 13'0" x 13'0"  
Laundry room 10'0" x 3'0"  
Bedroom 14'0" x 12'0"  
Other 7'0" x 11'0"

Workshop 18'0" x 7'0"

4pc Ensuite bath 11'0" x 9'0"

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