



6288 ASHCROFT Road Kamloops British Columbia

\$679,000

Looking for usable acreage with room for horses, a future shop, and space to make your own? This 4.87-acre property offers flat, fully fenced land with three gated access points, approximately 36 minutes from Kamloops and minutes from Tobiano Golf Resort and Kamloops Lake. A generous cleared area surrounds the home, creating separation from heavier vegetation and helping support wildfire preparedness. The 2021 Triple M manufactured home sits on a concrete slab with Hardie board siding and offers 3 bedrooms, 2 full bathrooms, plus a versatile den ideal for a home office, playroom, nursery, or additional family space. Enjoy a bright open layout, reverse osmosis drinking water, and 200-amp service. The provincial well record shows a 494 ft drilled well with an estimated 8 GPM yield. A separate pump house contains the pressure system and water filtration equipment. Outside are a chicken house with chain-link run, 4 seacans, garden shed, and cedar shed previously used as a sauna. A 30' x 60' double-truss coverall and a backhoe is negotiable. Enjoy mountain views from the 30' x 13' covered deck. The septic system was designed with a future shop bathroom in mind. RL-1 zoning offers flexibility for a variety of rural uses, subject to applicable requirements and approvals. Bring the horses, equipment, home-based business ideas, or plans for that dream shop and create your own rural lifestyle. Fenced area ready to put your horses while you build their barn or coverall. (id:6769)

Laundry room 6'10" x 7'9"

Dining room 8'3" x 11'2"

Family room 11'5" x 11'2"

Office 8' x 11'3"

Bedroom 12'3" x 11'3"

Bedroom 8'8" x 11'2"

5pc Ensuite bath 13'6" x 10'

4pc Bathroom 8'9" x 6'

Primary Bedroom 13'5" x 11'2"

Living room 21'1" x 11'2"

Kitchen 14'10" x 11'0"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



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