



**LOT B: 030-441-072
HOUSE/SHOP WELL/
SEPTIC/PWR ZONED
AF1 22.764 ACRES**

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Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1315B Hook Road Kamloops British Columbia

\$1,599,900

Incredible opportunity to own a 22.76 acre property just 20 mins from city center. Enjoy the stunning views of the South Thompson River Valley on this beautiful parcel zoned AF1 and all in the ALR. This 3,100sq.ft. home is ready for the new owners personal touches. It offers 5 bedrooms, 4 bathrooms and 2 fireplaces. The main floor boasts a great open concept kitchen/living space with primary & ensuite, a wraparound covered deck, and a daylight basement with a large rec room for your gym or games room plus an additional 4 more bedrooms. The basement could be suited as a mortgage helper or inlaw suite. Plenty of parking w/attached 2-car garage, and large concrete pad. This property also includes a 3066 sq.ft. heated/insulated shop (42x73) with secured 2-acre compound, oversize machine shed, and double-wide Atco trailer. This property has mostly flat, usable land with potential for horses, hay, or a riding arena. Well produces approx. 18 US gal/min. Excellent live/work setup or income-generating potential. (id:6769)

Storage 17'2" x 11'10"

3pc Bathroom Measurements not available

Bedroom 10'0" x 12'0"

Bedroom 12'5" x 8'3"

Bedroom 12'10" x 11'4"

Bedroom 11'4" x 11'0"

Recreation room 41'10" x 12'5"

3pc Ensuite bath Measurements not available

3pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Primary Bedroom 15'0" x 14'0"

Laundry room 6'10" x 8'3"

Foyer 5'0" x 8'7"

Family room 12'8" x 16'7"

Dining room 12'0" x 14'0"

Living room 14'4" x 15'10"

Kitchen 10' x 15'

Listing Presented By:



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