



1460 Heffley Louis Creek Road Kamloops British Columbia

\$1,199,900

Perfectly nestled in the picturesque, highly sought-after valley 25 minutes to city center and only 20 minutes to prestigious Sun Peaks Ski Resort. The frontal portion of the property is approximately 8 acres including the house. The remaining, approximately 19 acres is fully treed with plenty of space for horse riding, side by side, quads, motorbike trails or has a multitude of options for use. This amazing property also backs onto Crown land. This beautiful 27 acres of rural living at its finest features a 3444 (total) sqft ranch-style home with 3/4 daylight basement, vaulted ceilings in large country kitchen, living room and dining room, beautiful stone fireplaces, tons of natural light, ample extra space, an oversized 32x40ft (1280sqft) garage, upgraded 400amp electrical and a spacious 660sqft detached shop. Master bedroom has large custom 5pc ensuite awaiting your finishing touches. Property has irrigation rights. Heffley Creek and second creek run through the back portion of the property. Little Heffley lake and Big Heffley Lake are just a few minutes away. Priced well below B.C. Assessment. (id:6769)

Bedroom 12' x 11'9"	Bedroom 12' x 9'
Utility room 7'6" x 6'	Bedroom 12' x 9'
Games room 20'3" x 14'6"	Primary Bedroom 15' x 11'
Office 13'11" x 15'9"	Other 22'8" x 11'10"
Family room 21' x 15'	Living room 25'6" x 15'9"
Full bathroom Measurements not available	Dining room 15'6" x 9'
Full ensuite bathroom Measurements not available	Kitchen 12' x 15'6"

Listing Presented By:



Originally Listed by:
Royal LePage Westwin Realty

<http://hermanonhomes.ca/>



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

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