



## 2508 Stoney Drive Kamloops British Columbia

\$477,700

Uhm... YES PLEASE!! If lake life has been calling your name, consider this your official invitation. Welcome to your cozy cabin right on the water's edge of stunning Paul Lake - just a quick cruise from Kamloops, BC. This heavily renovated home is ready to make your lakefront living dreams come true, and yes, you really can see the lake from bed! Wake up to views, sunshine, and hummingbirds, then sip your coffee on your massive private deck while the water sparkles in front of you. With just under an acre of land - INCLUDING bonus land across the road for your wildest future plans. This gem offers room to play, plant, park, and unwind. Here's what makes this place shine: oLakefront with your own dock (canoe, kayak, cannonball--your choice) oBonus land across the road for potential development or just extra elbow room o2 sheds (one lakeside, one up top for gear galore) oGreenhouse + fenced garden area - grow your own lakeside produce oDog pen for your furry sidekick oDry creek landscaping & mature trees = privacy and peace oAmple parking + cul-de-sac location = no stress, no traffic oFamily-friendly neighbourhood with lovely neighbours oDeck goals: large, private, and overlooking Paul Lake oUpdate perks: new appliances, new decks, new roof, new insulation, and a cozy-chic design that feels like a hug, wood composite siding, high R-value insulation, fenced garden area, and updated everything in between oEven the hummingbirds agree--it's a vibe. So go ahead--make that move, grab the lake life, and start every day with a view worth framing. Showings are booking fast... this one won't wait! (id:6769)

Other 11'8" x 3'6"

Primary Bedroom 11'8" x 13'10"

Bedroom 11'3" x 7'5"

4pc Bathroom 8'5" x 6'11"

Utility room 8'5" x 6'11"

Kitchen 11'3" x 11'0"

Living room 11'3" x 9'1"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

<http://www.gabyberry.exp Realty.com/>



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