



## 2740 Simms Place Kamloops British Columbia

**\$1,699,000**

Welcome to this rare blend of style, space, and location... this move-in ready rancher is nestled on just under 5 acres, in a quiet, highly sought-after neighborhood inside Kamloops City Limits with space to grow and close to everything Kamloops has to offer, also with City Water Supply. This beautifully updated home features 3600 sq ft of space including the partially finished basement just waiting for your finishing ideas. The renovated main floor features a showpiece kitchen with quartz countertops, large island with plenty of storage, newer appliances, engineered wood flooring throughout the main, also 3 bright bedrooms, & 2 full baths - all designed with modern family living in mind. Downstairs is the finished rec room & rough in for 3rd bath, also plenty of space to finish with another bdrm & may even have some suite potential with some modifications. The property offers city water, paved road access, 24x36 barn with 2 stalls (could be 4 stalls), hay storage, fenced paddocks & cross fenced acreage for your horses, pets or kids to ride or roam, and a peaceful setting just 5 minutes from the best shops, restaurants, and schools. Truly the best of both worlds... Country living with urban convenience! Note: The City of Kamloops now allows for a coach house (carriage suite) on a CR-2 zoned lot with a single family dwelling, so perhaps if the barn is not needed, it could possibly be converted to a coach house. Please confirm details with City of Kamloops Planning Dept. (id:6769)

Recreation room 29'10" x 14'9"

Bedroom 9'9" x 9'9"

Bedroom 11' x 9'1"

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Primary Bedroom 13'8" x 12'2"

Foyer 10' x 8'3"

Family room 19'3" x 14'5"

Living room 18'4" x 11'10"

Dining room 14'8" x 13'6"

Kitchen 15'4" x 10'11"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

**ROYAL LEPAGE**  
Locations West Realty

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