



## 3418 SHUSWAP E Road Kamloops British Columbia

\$2,995,000

Beautiful private 11.56 acre riverfront French country estate being offered for sale. Tucked well in off the main road amongst the shade trees, this original owner custom built Acumen design home offers over 4100 sq ft of living space on two floors and has everything you would want including an additional 3500 sq ft unfinished basement w/refrigerated cold room. This home has three distinct areas; the owner suite with its creative private spaces, open dining/living & kitchen areas, and a staircase to the guest bedrooms, sitting area, hobby room, and den. Outside is as impressive, a wrought iron security gate opening to a circular driveway bringing you to the front door, continued wrought iron fencing that borders the main yard and river, several large decks overlooking different areas of the property, shrub beds, raised vegetable gardens and variety of fruit trees. Two wells feed 57 irrigation zones, 2 geothermal furnaces and solar panels for a carbon free footprint. (id:6769)

Office 8'0" x 19'0"

Bedroom 13'0" x 13'8"

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5pc Bathroom Measurements not available

Laundry room 14'0" x 10'6"

Other 20'0" x 20'0"

Storage 11'0" x 8'0"

Pantry 9'8" x 8'2"

Den 15'6" x 10'8"

Primary Bedroom 15'0" x 12'0"

Living room 12'2" x 16'6"

Dining room 15'0" x 13'0"

Kitchen 13'0" x 18'0"

Foyer 11'3" x 7'2"

5pc Ensuite bath Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



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<http://www.applegathgroup.com/>



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