



# 6560 FAWN HILL Road Kamloops British Columbia

\$2,275,000

Mountain paradise in Heffley, BC, just 20 minutes from Kamloops, near Big and Little Heffley Lakes, and 15 minutes from Sun Peaks Ski Resort. This exceptional 5-acre property offers a 7-bedroom, 4-bathroom main home and a 1-bedroom, 1-bathroom suite above the garage. A private driveway leads to a spacious parking area with natural stone landscaping. The inviting foyer features vaulted ceilings and opens to a mudroom with a coat closet and sliding doors to a patio with a hot tub, gardens, and firepit. The main hall leads to an open-concept great room with a kitchen boasting quartz counters, stainless appliances, and a pantry. A Rumpford fireplace warms the space, and radiant floor heating runs throughout. The kitchen opens to a south-facing patio with stunning views. The main floor includes a primary bedroom with a walk-in closet and 3-piece ensuite, a powder room, and a laundry room. Upstairs are 4 bedrooms and 2 full bathrooms. The basement features a family room, theatre room, 2 bedrooms, storage, and a utility room. The suite, accessed through the mudroom, includes an open living area with a kitchen, dining, and living room. It has its own laundry, a 3-piece bathroom, and a bedroom with a private patio overlooking scenic surroundings. Additional features include 2 fenced pastures, 20x12 shelters, a heated automatic waterer, 2 hydrants, a heated tack room, a 30-amp hay shed plug, and a 110x80' riding arena. Visit our site for more details. (id:6769)

- |                                             |                                         |
|---------------------------------------------|-----------------------------------------|
| Bedroom 11'6" x 12'0"                       | Bedroom 13'2" x 14'1"                   |
| Bedroom 10'9" x 12'9"                       | Bedroom 10'9" x 9'11"                   |
| Bedroom 9'1" x 11'10"                       | Storage 9'2" x 7'8"                     |
| Bedroom 14'4" x 13'11"                      | 4pc Bathroom Measurements not available |
| 4pc Ensuite bath Measurements not available | Storage 9'1" x 3'7"                     |

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Media 13'11" x 15'7"

Kitchen 12'0" x 24'5"

Recreation room 14'9" x 26'1"