



7629 BARNHARTVALE Road Kamloops British Columbia

\$2,399,500

This sprawling property features a large 56'10x17'2(34 wide at front) shop with a rental suite, plus 3 additional residences within the main home built in 2012. Nestled against 1000 acres of Crown land, it offers stunning views & access to walking & horseback riding trails. Adjacent to an equestrian center & just 2km from Eagle Point Golf Course. The main home spans 3 levels with all essential amenities on the main floor: 3 bedrooms including a primary suite with walk-in closet & large ensuite, office, a vast open concept living room, laundry, spacious kitchen/dining area & a bathroom. Above, a loft adds 2 bedrooms, a storage room & a family room. Downstairs hosts a games room, additional family room & a bathroom, 2 private 2-bedroom suites, each 1000 sq ft with separate amenities & outdoor access. Other features include 200-amp electrical service, LED lighting, 9-ft ceilings, on-demand hot water, a 6-burner gas range & a unique 3-sided fireplace. Outdoor life thrives with an 1800sqft deck, partly covered with a hot tub, gas BBQ, heaters, speakers, & glass railing. Additional assets include a loft apartment above the shop, shop has a music room, large storage space additional 4 pc bathroom & over height door/ceiling. 3 RV sites, a 21' pool, 18-zone sprinkler system & comprehensive security. The fenced property also boasts garden beds, pasture, animal shelters & fruit trees. Shop & house have separate septic systems & close to Kamloops amenities. (id:6769)

Storage 6'1" x 9'7"	Bedroom 12'8" x 16'7"
Family room 19'1" x 12'5"	Bedroom 12'8" x 12'7"
Bedroom 11'10" x 12'2"	Primary Bedroom 12'7" x 20'2"
Bedroom 11'10" x 12'5"	Living room 22'4" x 20'7"
Utility room 8'6" x 11'6"	Dining room 21'0" x 12'7"
Games room 24'0" x 12'0"	Kitchen 12'9" x 20'4"
Family room 19'0" x 12'0"	Mud room 7'0" x 6'1"
Mud room 11'5" x 7'7"	Foyer 12'11" x 11'11"

Listing Presented By:



Originally Listed by:
Century 21 Assurance Realty Ltd.

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



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4pc Bathroom Measurements not available

5pc Ensuite bath Measurements not available

Other 11'2" x 16'0"