



## 945 Simms Road Kamloops British Columbia

\$2,990,000

For more information, please click Brochure button. Where Country living meets Executive Luxury. Set on 20 flat and useable acres in Knutsford--just minutes from downtown Kamloops--this 5,000 sq. ft. executive home offers an extraordinary balance of privacy, lifestyle, and convenience. Fully renovated in 2019, the residence blends modern design with timeless comfort, featuring 6 bedrooms and 5 bathrooms in a spacious, light filled layout. Every detail has been curated: motorized blinds, architectural lighting indoors and out, custom stone features and built in appliances that elevate everyday living. Entertain in style in the theatre and games room, or host stunning gatherings in the chef's kitchen and great room. Wake up with birdsong and a cup of coffee on either front or back deck, or wind down your day overlooking breathtaking sunsets across the hills. Families will appreciate unbeatable convenience--Aberdeen Elementary is just 4 minutes away, and the school bus picks up children 200m from the front door, while older students ride the same bus to South Kamloops Secondary. Never worry about utilities: this property is fully serviced with city water and utilities, plus over an acre of underground irrigation keeping the grounds lush and green. Bring your imagination--or turn your dreams into reality--with this unique, once-in-a-lifetime offering crafted for luxury buyers or business owners seeking both work space and sanctuary. (id:6769)

Living room 12'1" x 14'5"

Pantry 11'2" x 8'3"

Bedroom 11'4" x 10'0"

Bedroom 14'0" x 11'0"

Bedroom 11'0" x 11'0"

5pc Ensuite bath Measurements not available

3pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Primary Bedroom 22'4" x 15'2"

Living room 12'1" x 14'5"

Kitchen 14'3" x 15'4"

Foyer 12'3" x 8'8"

Recreation room 17'0" x 17'0"

Media 15'0" x 15'0"

Mud room 10'6" x 8'4"

Exercise room 11'6" x 5'3"

Dining room 13'3" x 15'8"

Bedroom 14'2" x 14'2"

Bedroom 13'5" x 10'2"

Listing Presented By:



Originally Listed by:  
Easy List Realty

<http://www.easylistrealty.ca/>



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