

# \$2,275,000 - 6560 Fawnhill Road, Kamloops

MLS® #10350137

**\$2,275,000**

8 Bedroom, 6.00 Bathroom, 4,837 sqft

Single Family on 5.12 Acres

Heffley, Kamloops, British Columbia

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 110x80â€™™ riding arena. Visit our site for more details. (id:6289)



Built in 2018

## Essential Information

|                |                   |
|----------------|-------------------|
| Listing #      | 10350137          |
| Price          | \$2,275,000       |
| Bedrooms       | 8                 |
| Bathrooms      | 6.00              |
| Half Baths     | 1                 |
| Square Footage | 4,837             |
| Acres          | 5.12              |
| Year Built     | 2018              |
| Type           | Single Family     |
| Sub-Type       | Freehold          |
| Style          | Split level entry |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6560 Fawnhill Road |
| Subdivision | Heffley            |
| City        | Kamloops           |
| Province    | British Columbia   |
| Postal Code | V0E1Z0             |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Recreation, Ski area                                 |
| Utilities      | Electricity, Natural Gas, Telephone                  |
| Features       | Cul-de-sac, Private setting, Sloping, Central island |
| Parking Spaces | 3  |
| Parking        | Additional Parking, Attached Garage, RV              |
| # of Garages   | 3  |
| View           | Mountain view, Valley view, View (panoramic)         |

## Interior

|                 |  |
|-----------------|--|
| Appliances      | Range, Refrigerator, Dishwasher, Microwave, Washer & Dryer |
| Heating         | Radiant heat, See remarks                                  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Wood   |
| # of Stories    | 3  |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Stone, Other                     |
| Exterior Features | Landscaped, Sloping, Wooded area |
| Roof              | Asphalt shingle                  |

### **Additional Information**

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Assurance Realty Ltd. |
|----------------|----------------------------------|



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