

# \$1,599,900 - 1315b Hook Road, Kamloops

MLS® #10357381

**\$1,599,900**

5 Bedroom, 4.00 Bathroom, 3,083 sqft  
Single Family on 22.76 Acres

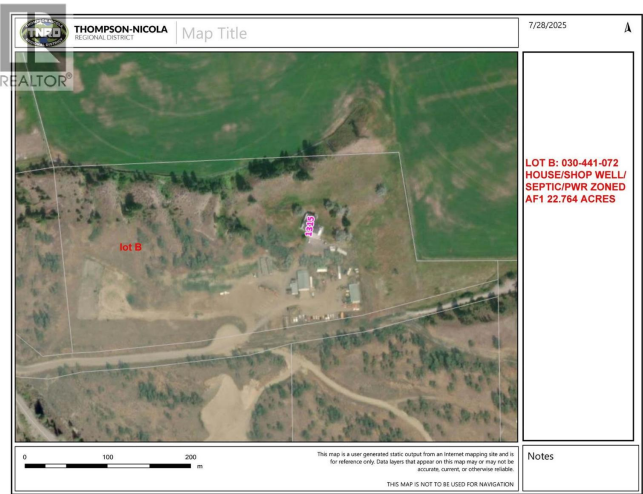
Monte Lake/Westwold, Kamloops, British Columbia

Incredible opportunity to own a 22.76 acre property just 20 mins from city center. Enjoy the stunning views of the South Thompson River Valley on this beautiful parcel zoned AF1 and all in the ALR. This 3,100sq.ft. home is ready for the new owners personal touches. It offers 5 bedrooms, 4 bathrooms and 2 fireplaces. The main floor boasts a great open concept kitchen/living space with primary & ensuite, a wraparound covered deck, and a daylight basement with a large rec room for your gym or games room plus an additional 4 more bedrooms. The basement could be suited as a mortgage helper or inlaw suite. Plenty of parking w/attached 2-car garage, and large concrete pad. This property also includes a 3066 sq.ft. heated/insulated shop (42x73) with secured 2-acre compound, oversize machine shed, and double-wide Atco trailer. This property has mostly flat, usable land with potential for horses, hay, or a riding arena. Well produces approx. 18 US gal/min. Excellent live/work setup or income-generating potential. (id:6289)

Built in 1990

## Essential Information

Listing #	10357381
Price	\$1,599,900
Bedrooms	5



Bathrooms	4.00
Half Baths	1
Square Footage	3,083
Acres	22.76
Year Built	1990
Type	Single Family
Sub-Type	Freehold
Style	Ranch

### Community Information

Address	1315b Hook Road
Subdivision	Monte Lake/Westwold
City	Kamloops
Province	British Columbia
Postal Code	V0E2M0

### Amenities

Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Heating	Electric Forced air, See remarks
Cooling	Central air conditioning
# of Stories	2

### Exterior

Exterior	Vinyl siding
Roof	Asphalt shingle

### Additional Information

Zoning	Agricultural
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### Listing Details

Listing Office	RE/MAX Real Estate (Kamloops)
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Listing information last updated on October 13th, 2025 at 3:31pm MDT