

\$1,475,000 - 3119 Shuswap Road, Kamloops

MLS® #10363729

\$1,475,000

3 Bedroom, 3.00 Bathroom, 2,700 sqft

Single Family on 10.00 Acres

South Thompson Valley, Kamloops, British Columbia

Discover a horse lover's paradise on this stunning 10-acre property, perfectly blending rustic charm with modern luxury. The heart of this estate is a beautifully renovated home, featuring an open-concept layout, a gourmet, award winning kitchen with high-end appliances, and spacious living areas bathed in natural light. Kitchen was a 2017 Keystone award winner with MDM Contracting making it happen. Two cozy gas fireplaces add warmth and ambiance, perfect for relaxing after a long day. Three bedrooms up and the primary bedroom comes with a 2 piece ensuite bathroom. Step outside and you'll find an equestrian's dream setup and a gardener's delight. The expansive grounds have 4 acres fenced and cross-fenced, offering multiple paddocks for rotational grazing. There is a barn and shed out back for hay storage. The property also includes a riding arena and direct access to scenic riding trails. For those with a green thumb, a huge, dedicated garden area awaits, complete with an irrigation system, completely fenced off for protection from wildlife, ready for you to cultivate your own farm-to-table lifestyle. The fields themselves are efficiently irrigated by water drawn directly from the nearby river, ensuring lush, green pastures all season long. Beyond the main home, a large, detached 3-car garage is equipped with a newly installed solar panel system, reducing utility costs. The property is also exceptionally well-provisioned for water,



with not one, but three separate wells.
(id:6289)

Built in 1980

Essential Information

Listing #	10363729
Price	\$1,475,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,700
Acres	10.00
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	3119 Shuswap Road
Subdivision	South Thompson Valley
City	Kamloops
Province	British Columbia
Postal Code	V2H1T1

Amenities

Parking Spaces	3
Parking	Detached Garage
# of Garages	3

Interior

Heating	See remarks
# of Stories	2

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Westwin Realty
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