

# \$2,990,000 - 945 Simms Road, Kamloops

MLS® #10364856

**\$2,990,000**

6 Bedroom, 5.00 Bathroom, 5,600 sqft

Single Family on 20.02 Acres

Knutsford-Lac Le Jeune, Kamloops, British Columbia

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:6289)

Built in 1994

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 10364856      |
| Price          | \$2,990,000   |
| Bedrooms       | 6             |
| Bathrooms      | 5.00          |
| Half Baths     | 2             |
| Square Footage | 5,600         |
| Acres          | 20.02         |
| Year Built     | 1994          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 945 Simms Road         |
| Subdivision | Knutsford-Lac Le Jeune |
| City        | Kamloops               |
| Province    | British Columbia       |
| Postal Code | V0E2A0                 |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Shopping   |
| Utilities      | Cable, Electricity, Natural Gas, Telephone, Water                |
| Features       | Level lot, Irregular lot size, Central island, Two Balconies     |
| Parking Spaces | 13   |
| Parking        | Additional Parking, Attached Garage, Heated Garage, Oversize, RV |
| # of Garages   | 3  |
| View           | Mountain view  |

**Interior**

|            |  |
|------------|--|
| Appliances | Range, Refrigerator, Dishwasher, Dryer, Oven - Electric, Freezer, Cooktop - Gas, Microwave, See remarks, Hood Fan, Washer & Dryer, Oven - Built-In |
| Heating    | See remarks  |
| Cooling    | Central air conditioning   |
| Fireplace  | Yes  |

|                 |     |
|-----------------|-----|
| # of Fireplaces | 3   |
| Fireplaces      | Gas |
| # of Stories    | 2   |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Brick, Stucco              |
| Exterior Features | Landscaped, Level, Rolling |
| Roof              | Asphalt shingle            |

## Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|



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