LISTING features

8080 Barnhartvale Road Kamloops



COMPLIMENTS OF

Freddy & Linda Marks

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Welcome to the Country

8.99 Acres

Campbell Creek Frontage

















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8.99 acres flat irrigated pasture including water license for Campbell Creek. Here is a custom built rancher home with 1000 watt solar power roof mounted feeds 250 Amp electrical service. A full basement, sunken living room & den with white granite fireplace. Large wet bar, vaulted ceiling with large picture windows & 4 skylights in kitchen dining room area. Three bedrooms, 2 bathrooms, Jacuzzi bathtub.

Enjoy your morning cup of coffee on your 12 x 16 cedar deck off the master bedroom. There is plenty of storage in the double car garage, 32 x 20 barn and outbuildings.

				8080 BAR	NHARTVALE ROAD		
A AND				Area Sub Area Property Type Style	Rancher	Listing Status Active Current Price \$949,500 Possession Title Freehold	
CALL CONTRACTOR OF THE OWNER OF T				Taxes	\$4,041 (2019)	PRICE HISTORY	
				MLS® Year Built Zoning DOM	151784 1982 CR-2 3	Original Price \$989,000 Sale Price Sale Date	
INTERIOR					STYLE	FEATURES	
Bathrooms 2 Roof Ensuite Cons Fireplaces (1) - Natural Gas				evel	ke	Heating Furnace, Forced Air Fuel Gas (Natural) Water Well, Drilled Sewer Type Septic Installed Dist to Schools Dist to Transp	
	То	tal Sqft: 2,6	77		EXTERIOR FEATURES		
	Bsmt	Main	Above	Other	Lot Width	Lot SqFt 391,604 Lot Acres 8,99	
Totals (sqft) Bathroom	942	1,735 4pc			Lot Depth Parking Spaces 7	LUL ACIES 0.33	
Bathroom		2pc			Parking Types		
Entrance		10x10			Site Influences		
Kitchen		11x11			Outdoor Area	igerator, Appliance: Washer & Dryer, Appliance:	
Dining		10'5x10'5			Stove	igerator, Appliance, Masiler & Drych, Appliance.	
Living	<u> </u>	16x31				LEGAL	
Nook Bedroom		8x8 12x13				P23694 SECTION 26 TOWNSHIP 19 RANGE 16	
Bedroom		11x11				KAMLOOPS DIV OF YALE DISTRICT	
Utility		11'7x7					
Laundry		23x23					
Storage		14x18					
Bedroom		11'5x14					
watt solar po vaulted ceilin morning cup outbuildings	ower roof mo ng with large o of coffee on 5. The propert	ounted feeds 25 e picture windo your 12x16 ce	50 amp elect ows & 4 skylig dar deck off ne block from	trical service. ghts in kitche the master be Eagle Point (A full basement, sunken living roon in dining room area. Three bedroom edroom. There is plenty of storage i Golf Course and 15 mins from down	K. Here is a custom built rancher home with 1000 n & den with white granite fireplace. Large wet bar, ns, 2 bathrooms, Jacuzzi bathtub. Enjoy your in the double car garage, 32x20 barn and ntown Kamloops. Book you viewing to experience	