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 | |