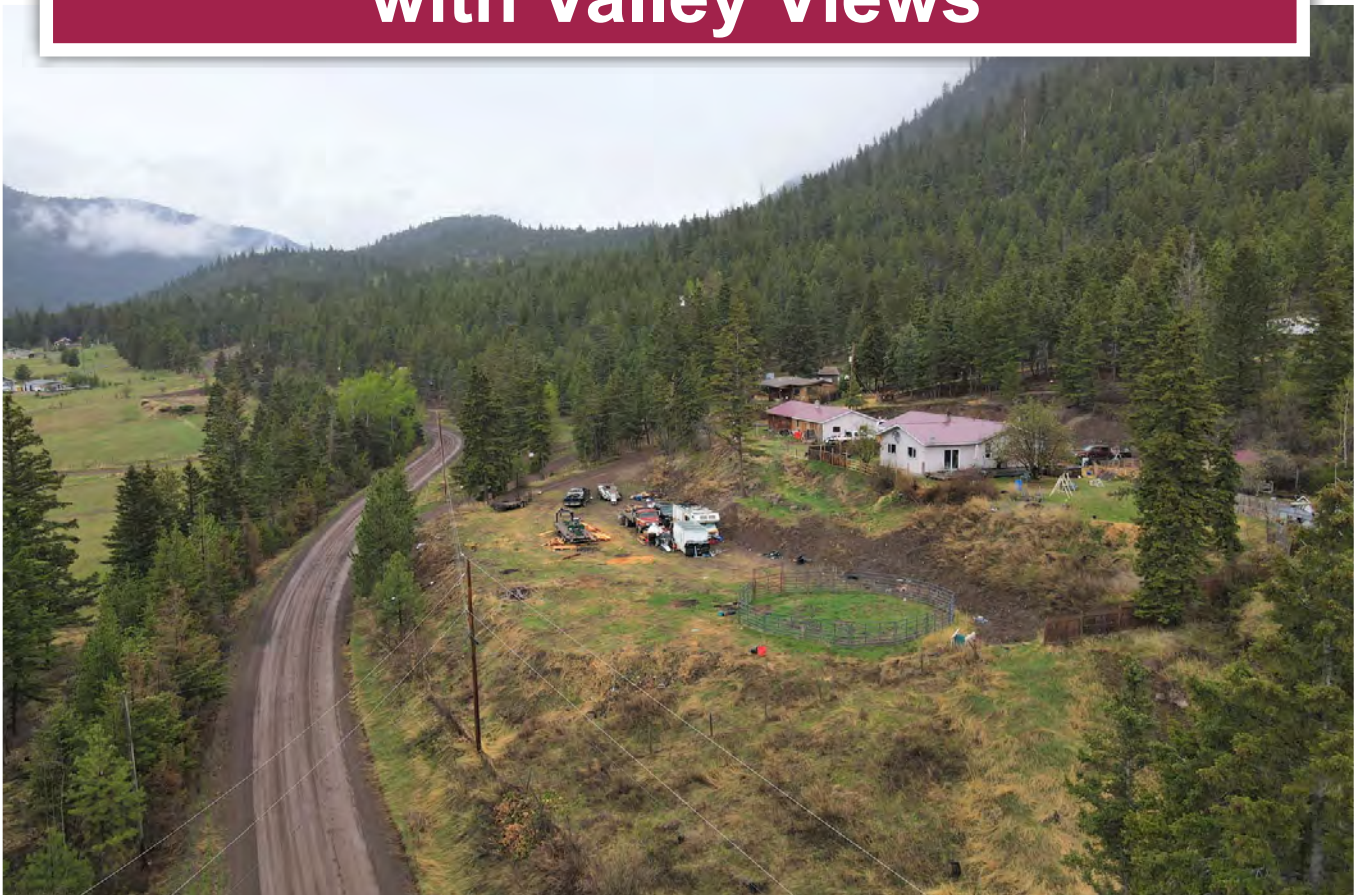




**Affordable Country Home
with Valley Views**



www.landquest.com

Sam Hodson
Personal Real Estate Corporation
sam@landquest.com
(604) 809-2616



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Affordable Country Home with Valley Views

Kamloops, BC

PROPERTY DETAILS

Listing Number:	23096
Price:	\$419,000
Taxes (2023):	\$1,903
Size:	5.14 acres
Zoning:	SH-1 (Small Holdings)

DESCRIPTION

Court ordered sale! 5.14-acre property located approximately 35 km west of Kamloops towards Red Lake. Good year-round access. Power, telephone, septic, well. 1,852 square foot home with three bedrooms one bathroom. The home has electric baseboard heating with wood stove backup.

24 x 60 ft detached garage with concrete floor, rough drywall interior, and wood heat. Pool house. Chicken coop and greenhouse. Lots of outdoor recreation in the area with good hiking, fishing, hunting, ATV, etc. Approximately 75% of the property is fenced and setup for animals including a round pen.

The area surrounding the property is in an outdoorsman's playground. The horseback riding is awesome with an almost endless network of logging roads and ATV trails to explore. The property backs onto Crown land with excellent hunting in the area for deer, moose, bear and grouse. Several lakes in the area provide excellent trout fishing opportunities including well-known Red Lake.

Call the listing REALTOR® for more details or to book a time to go by for a look.

LOCATION

9661 Tranquille Criss Creek Road - approximately 35 km west of Kamloops

DIRECTIONS

Please refer to the mapping section of this listing for the detailed location.

AREA DATA

Kamloops is a city located in the interior region of British Columbia. It is situated at the confluence of the North and South Thompson rivers, surrounded by picturesque mountains and rolling hills.

Outdoor Recreation

Kamloops is renowned for its outdoor recreation opportunities. The city offers over 100 parks, numerous hiking and biking trails, and nearby lakes for swimming, fishing, and boating. Popular outdoor destinations include Peterson Creek Park, Kenna Cartwright Park, and Lac le Jeune Provincial Park.

Thompson Rivers University

Kamloops is home to Thompson Rivers University (TRU), which offers a wide range of undergraduate and graduate programs. TRU has a vibrant campus community and hosts various events and activities throughout the year.



Sports and Recreation Facilities

Kamloops boasts excellent sports and recreation facilities. The Tournament Capital Centre (TCC) is a state-of-the-art sports complex featuring an Olympic-sized pool, fitness facilities, ice rinks, and indoor sports courts. It is a hub for recreational activities, tournaments, and sporting events.

RECREATION

Red Lake is a small community located in the province of British Columbia. While there isn't a specific Red Lake in British Columbia, there are several recreational opportunities in the surrounding area that you might be interested in. Here are some popular recreational activities near Red Lake, BC:

Fishing

British Columbia is known for its excellent fishing opportunities, and the region around Red Lake is no exception. There are numerous lakes and rivers in the area where you can fish for trout, salmon, char, and other freshwater fish.

Hiking and Camping

The beautiful natural surroundings near Red Lake offer great opportunities for hiking and camping. There are several trails in the area that range from easy walks to more challenging hikes. Many of these trails lead to scenic viewpoints, waterfalls, and alpine meadows.

Canoeing and Kayaking

Red Lake is often surrounded by lakes and rivers, providing ideal conditions for canoeing and kayaking. You can explore the peaceful waters, enjoy the serene beauty of the area, and even spot wildlife along the way.

Wildlife Viewing

British Columbia is home to diverse wildlife, and the area near Red Lake is no exception. You might encounter bears, moose, deer, eagles, and various bird species. Remember to observe wildlife from a safe distance and respect their natural habitat.

Mountain Biking

If you're an avid mountain biker, you'll find several trails in the region that offer thrilling rides. The terrain varies from gentle slopes to challenging downhill tracks, catering to riders of different skill levels.

Off-Roading

If you enjoy exploring rugged terrains, there are opportunities for off-roading near Red Lake. You can take your 4x4 vehicle or an all-terrain vehicle (ATV) on designated trails and explore the backcountry.

Winter Activities

During the winter months, Red Lake and its surrounding areas offer opportunities for activities such as snowshoeing, cross-country skiing, and snowmobiling. The snow-covered landscapes provide a picturesque setting for outdoor enthusiasts.

MAP REFERENCE

50°51'53.06"N and 120°40'25.82"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

- Shallow well (spring water)
- Telephone
- Internet
- Power
- Septic system



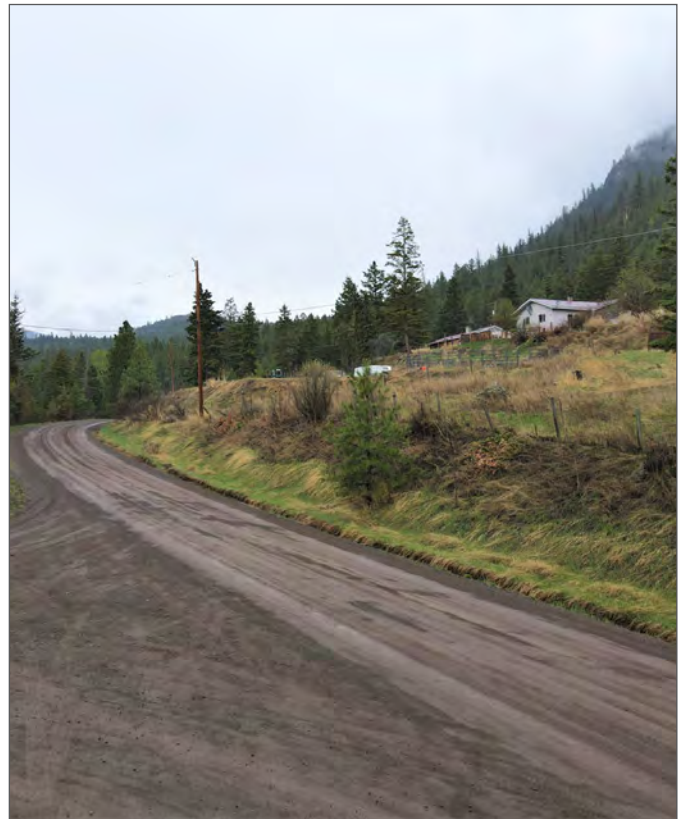
IMPROVEMENTS

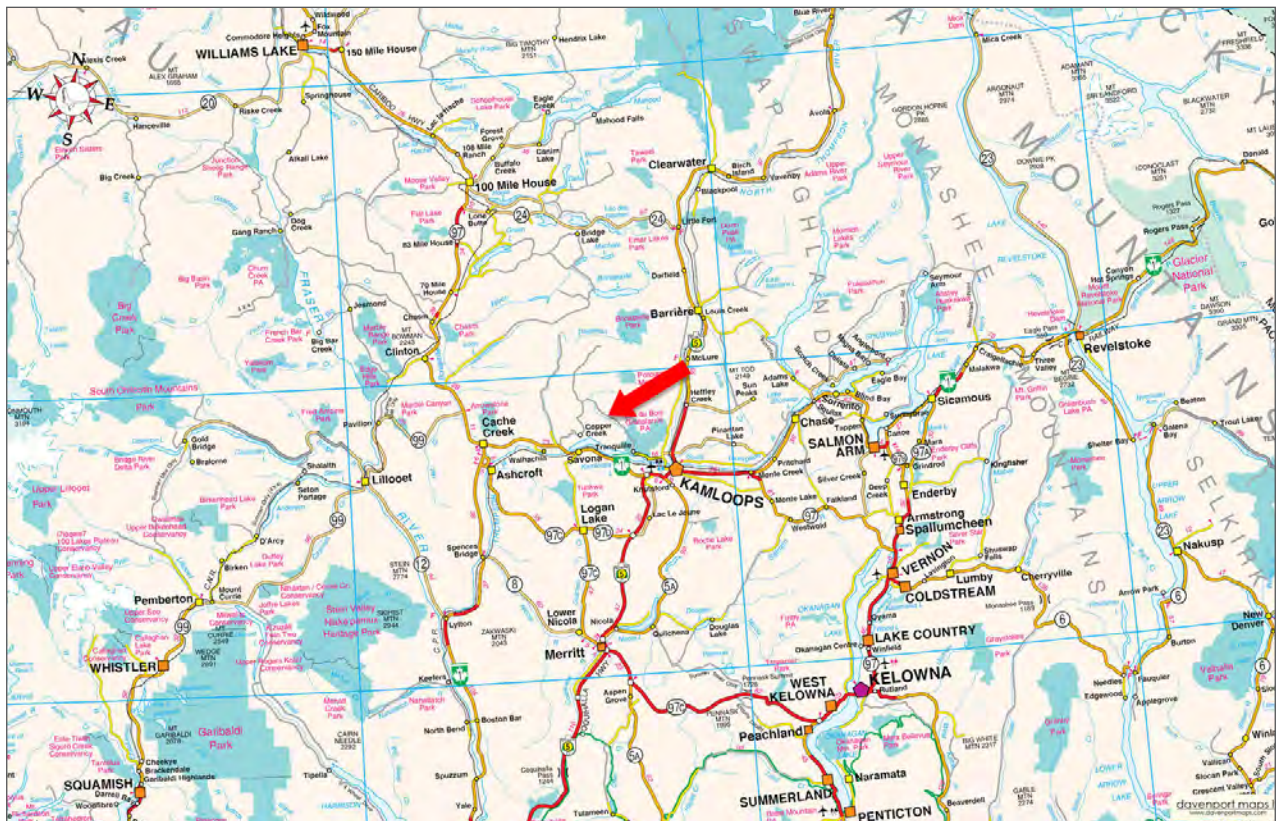
- 1,852 ft² 3 bedroom, 1 bath home
- 24 x 60 ft detached garage
- Pool house
- Chicken coop
- Greenhouse

LEGAL

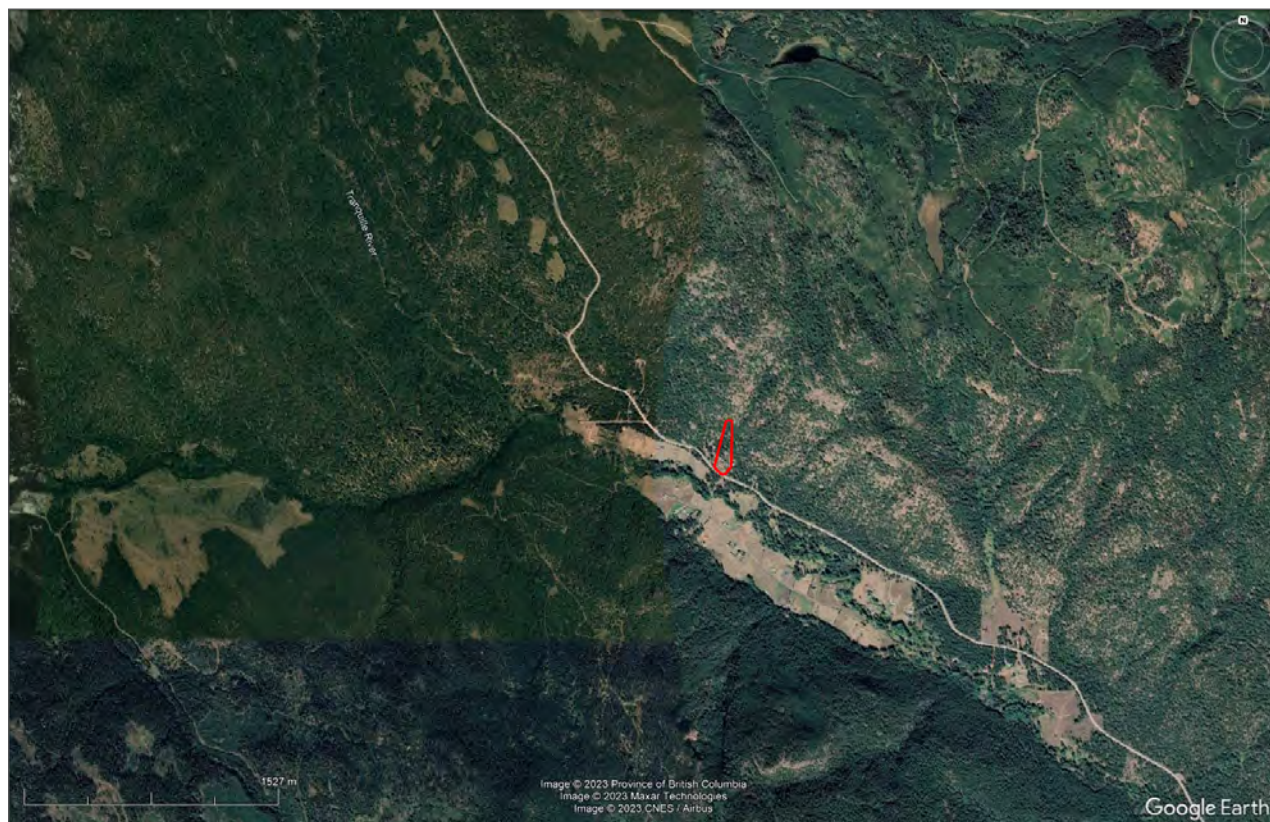
LOTA, PLANKAP64699, SECTION 11, TOWNSHIP 22, RANGE 20, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT

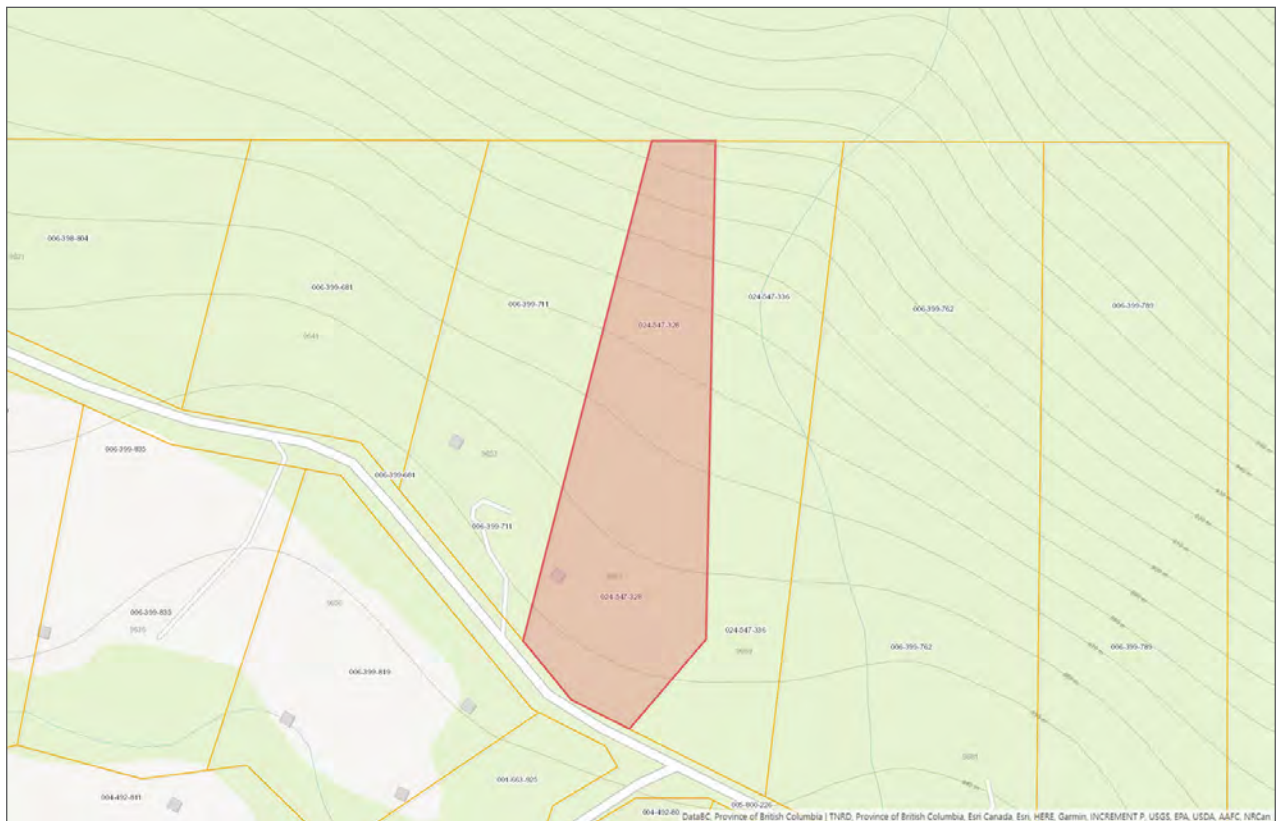
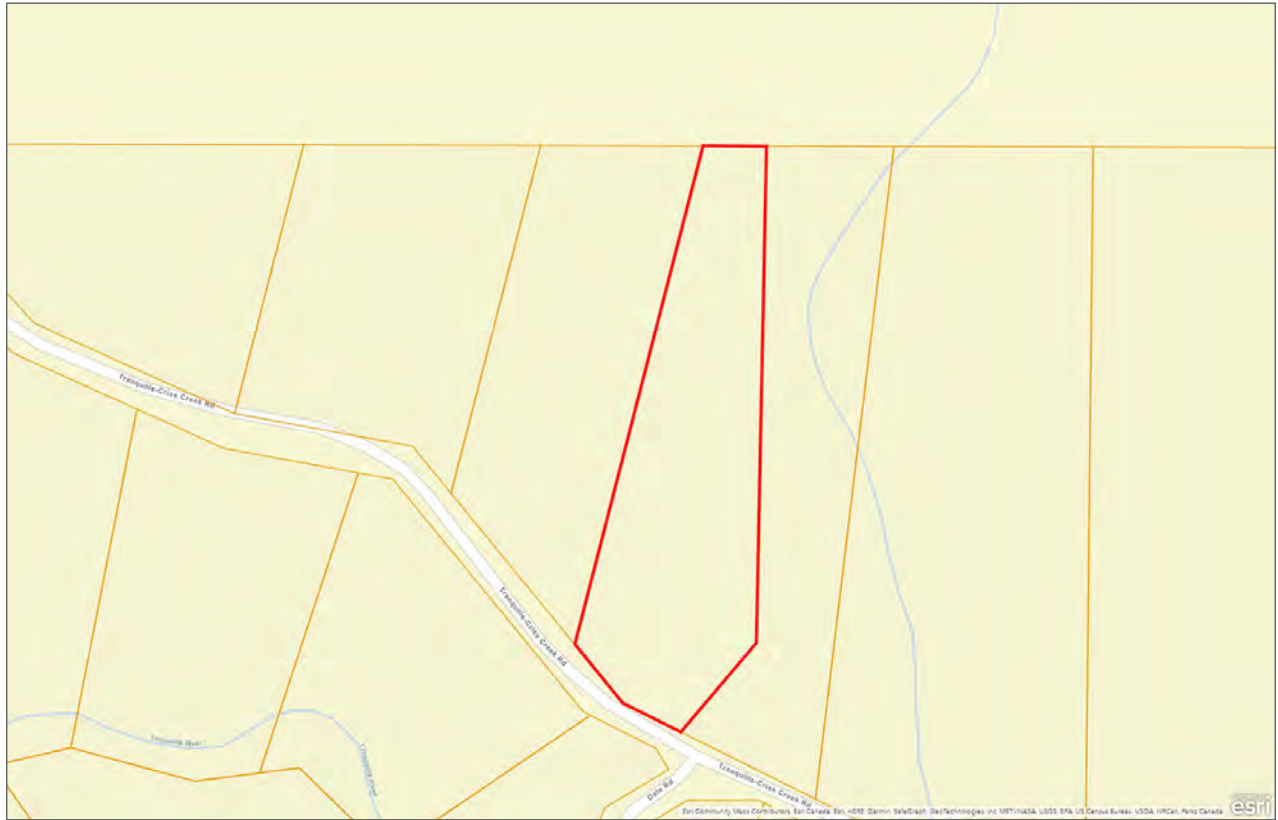
PID 024-547-328











[illegible]



Marketing British Columbia to the World®



www.landquest.com



Sam Hodson

Personal Real Estate Corporation

Representative

sam@landquest.com

(604) 809-2616

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)