

# \$2,550,000 - 2988 Sunshine Valley Road,

MLS® #166672

## \$2,550,000

3 Bedroom, 5.00 Bathroom, 4,416 sqft  
Residential on 96 Acres

N/A, , British Columbia

One of a kind unique 96+/- acre riverfront hobby ranch 19 km west of Merritt in the beautiful Nicola Valley. This property features 2 homes and many outbuildings & hay fields. The main residence is amazing semi custom home with vaulted ceilings, very spacious rooms, large country kitchen, a fully fin. basement with rec.room and attached wet bar, great for entertaining. Large master bedroom with W/I closet and 5 pce ensuite. The panoramic views from this place of the mountain ranges, fields & winding Nicola River valley are breathtaking. The secondary residence is almost 1700 sq.ft. with 3 bedrms & 2 baths and the most incredible views. The outbuildings inc. a detached 36x30 garage/shop, 24x28 barn with 3 horse stalls, tack rm & loft, detached guest house for your company that has a wrap around deck to enjoy the views. This property could be a great equestrian setup. Currently the property is producing about 2-3 cuts of hay per year. The property is truly unique & definitely worth the time to view & see all it has to offer. All house, building & land measurements approx. Buyer to verify if deemed important. Call Listing Agent for package on what his property has to offer. GST is applicable.

Built in 1996

## Essential Information

MLS® # 166672



Price	\$2,550,000
Bedrooms	3
Bathrooms	5.00
Full Baths	5
Square Footage	4,416
Acres	96.24
Year Built	1996
Type	Residential
Sub-Type	Farm
Style	Rancher
Status	Active

### **Community Information**

Address	2988 Sunshine Valley Road
Area	South West
Subdivision	N/A
Province	British Columbia

### **Amenities**

Features	Level, River View, Rural Setting, Quiet Area, Farm Setting, Panoramic View
Parking	Garage (3 car), Detached Garage/Shop, Addl Parking Avail, RV Parking
# of Garages	3

### **Interior**

Appliances	Dishwasher, Refrigerator, Washer/Dryer, Wet Bar, Central A/C, Stove/Fridge
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood

### **Exterior**

Exterior	Stucco
Roof	Asphalt Shingle
Construction	Frame

### **Additional Information**

Date Listed	March 1st, 2022
-------------	-----------------

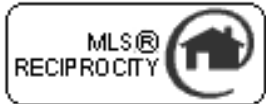
Days on Website 128

Zoning RL-1

### **Listing Details**

Listing Agent Brad Yakimchuk\*

Listing Office CENTURY 21 MOVING R.E. BC LTD



NOTE: This representation is based in whole or in part on data generated by Kamloops and District Real Estate Association which assumes no responsibility for its accuracy.