



3331 McGregor Road

499,000



MURRAY BROWN

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Welcome to this charming manufactured home built by SRI Homes of Kelowna in 2014. With over 1100 square feet of living space, this 16 x 70 foot model offers a spacious and open floor plan, perfect for comfortable living. Upon entering, you'll be greeted by double doors that lead to the backyard and shop area, providing easy access and convenience. The home features excellent windows on both sides, allowing ample natural light to flood the interior and create a warm and inviting atmosphere. Stay cozy during the cooler months with the high-end pellet stove and forced air furnace, ensuring comfort throughout the seasons. The master bedroom boasts a large walk-in closet and a luxurious 4-piece ensuite bathroom, providing a private retreat within the home. Meanwhile, the guest bedroom, located at the opposite end, offers convenience and privacy, situated close to the main 4-piece bathroom. Situated on approximately 0.42 of an acre, this property provides ample space for outdoor activities and potential development. The detached workshop, measuring 30 x 14, has been meticulously constructed, well-insulated, and features numerous electrical outlets. Whether you're in need of a workshop for your hobbies or envision a thriving vegetable garden, this versatile space offers endless possibilities. Cars and toys? A post and beam carport is available, providing shelter and protection. Moreover, the property's proximity to Pinantan Lake adds an extra touch of allure. Pinantan Lake is known for its picturesque beauty, offering opportunities for fishing, boating, and enjoying the great outdoors. Located a short distance from Kamloops, this property offers the best of both worlds—relaxation and convenience.

easy commute ensures that you can experience the best of both worlds—relaxation and convenience. Don't miss out, call your REALTOR® today!



Large open bright floorplan



Master has 4 piece ensuite plus large walkin closet



MEASUREMENTS

Bedroom	9'0" x 8'10"	Living	18'3" x 14'9"
Kitchen	14'9" x 12'0"	Mast BR	14'9" x 11'7"
Laundry	11'2" x 9'4"		

FEATURES

- .48 acre private lot
- Bonus 30x 14 shop fully wired and approved
- post and beam carport for vehicles or toys
- 25 minutes to town
- Elementary School



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This is not intended to solicit properties already listed for sale.

