

3974 RIVER VISTA DRIVE

\$859,000

3974 RIVER VISTA DRIVE
KAMLOOPS



Area	South Thompson Valley
Bedrooms	4
Bathrooms	2
Lot Size	2.35
Floor Space	2800
Age	
Taxes	
Tax Year	3325
MLS#	2015
Parking	142352
	Carport only, Garage (2 car), Detached Garage/Shop, Addl Parking Avail, RV Parking



To view a video tour you scan this QR code with your smart phone



3974 RIVER VISTA DRIVE

Enjoy 175' of prime South Thompson waterfront for all your boating and summer fun PLUS over 2 acres of property set up for horses. The property features an immaculate 1400 sf 3 bedroom - 2 bath rancher, two huge detached shops (30 x 40 and 24 x 30), another garage attached to the rancher (24 x 20), and a Barn (16 x 20) with hayloft. Beautiful grounds are mostly cross-fenced. There's a large garden area, and access to a floating dock on the river. Enjoy access to approximately a 1000 miles of shoreline including Kamloops Lake, Little Shuswap Lake, Big Shuswap Lake and Mara Lake plus the South and North Thompson rivers. The property is fully irrigated. Water license in place. Home and small shop and part of the large shop has a steel shake roof with lifetime warranty. Large shop has 12' doors and lots of room for a motor home and toys. Barn has room for two stalls, and insulated frost tap. Watch the videos with aerial fly overs plus a full tour through the home and shops.

MURRAY BROWN
ROYAL LEPAGE WESTWIN RLTY.

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