



389 Tingley Street | 280,000



MURRAY BROWN

250-851-5688 | murrayfbrown@gmail.com | www.kamloopshomes.com



389 Tingley Street

At just over 1000 sq ft, this cute bungalow could be the perfect first-time-buyer or retirement home for you! This huge flat garden-of-paradise lot is 100' x 265' (.589 acres) backs onto the Railway and Thompson river and features great mountain and river views! Grow your own organic produce in this parklike property, which features huge gardens, plenty of fruit trees, multiple berry types and perennials. Large grape vines are now trailing up a recently constructed pergola with seating area. Exterior property features and buildings include a 20 x 22 detached garage/workshop (wired for a welder), a 22 x 10 steel shed, a new 26 x 25 concrete pad (seller states it will support metal building) which was installed for a future shop, the BBQ pergola and entertainment area, professional 8 x 8 heavy duty green house and much more. The property is fully fenced. The interior of this cozy home features a recently reno'd kitchen (walls opened up) which has now resulted in a lovely open floor plan connecting the kitchen space to the living room. The kitchen has lots of cupboards and counters and eating area. A generous sized mud/laundry room is located just off the entrance door and leads to a 4 pce bath. Off the southside of the living room there's a good sized Den/Bedroom (no closet but an armoire would make it a great bedroom), and on the north side of the living room there's an office space and the main bedroom. Seller states recent hw tank, and roof done approx 5 years ago. This property is close to downtown, Desert Hills farms and lots of recreation. Note all measures approximate. Buyer to verify any measures of importance.

MEASUREMENTS

Bedroom	9'10" x 14'3"	Laundry	7'0" x 7'0"
Bedroom	9'6" x 11'1"	Living	14'3" x 16'6"
Den	14'3" x 7'6"	Utility	22'0" x 10'0"
Kitchen	13'3" x 16'4"	Workshop	22'0" x 20'0"



MURRAY BROWN

250-851-5688 | 800 Seymour Street, Kamloops, BC V2C 2H5
 murrayfbrown@gmail.com | www.kamloopshomes.com

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



ROYAL LEPAGE
 WESTWIN REALTY
 INDEPENDENTLY OWNED & OPERATED