142 Cahilty Cres

849,900

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First time on the market-Original owners! Large riverfront rancher with daylight walkout basement located in Rayleigh. Beautifully upgraded and always maintained. Mainfloor features great views from almost every room looking over the large park-like backyard and river. The main level has a large open living room/dining room with vaulted ceilings and showcase floor to ceiling fireplace, recently remodelled excel kitchen, and 3 large bedrooms. Extensive 2020 Reno to all bathrooms, Lower level has a large family room down with second fireplace, an additional bedroom with attached grandkid Batcave. Large storage room and cold room. Large workshop with access from outdoors. Extensive deck for entertaining is accessible from the master bedroom, living room, Kitchen and yard. Beautifully landscaped property. Large custom timber-frame gazebo seating area at the front of the home. High efficiency furnace recent HW tank, 125a panel. Beautiful hardwood, heated tiles (some areas). Easy access to the waterfront. Approximately 3 seasons of sandbars after high water allows for all sorts of recreation on the sand, even skating on some ponds if the winter cooperates. Summary of Reno costs avail. Details upon accepted offer. Great B & B potential just minutes to Sun Peaks and other recreational areas! Easy fast access to downtown Kamloops and the Southwest shopping districts via highway 5.

OPEN LIVING ROOM/DINING ROOM WITH SPECTACULAR RIVER AND YARD VIEWS

MEASUREMENTS

Room	Size	Room	Size
Bedroom	11'6" × 12'0"	Kitchen	12'1" × 18'7"
Bedroom	11'7" × 14'2"	Laundry	5'6" × 9'0"
Bedroom	15'9" × 11'6"	Living	18'2" × 13'0"
Cold Room	4'3" × 6'10"	Mast BR	15'6" × 12'0"
Dining	11'11" × 9'6"	Other	9'5" × 6'9"
Entrance	8'10" × 6'5"	Storage	21'11" × 11'6"
Family Room	30'0" × 12'5"	Workshop	11'7" × 23'0"

CUSTOM EXCEL ISLAND KITCHEN

FEATURES

List of features

MURRAY BROWN

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