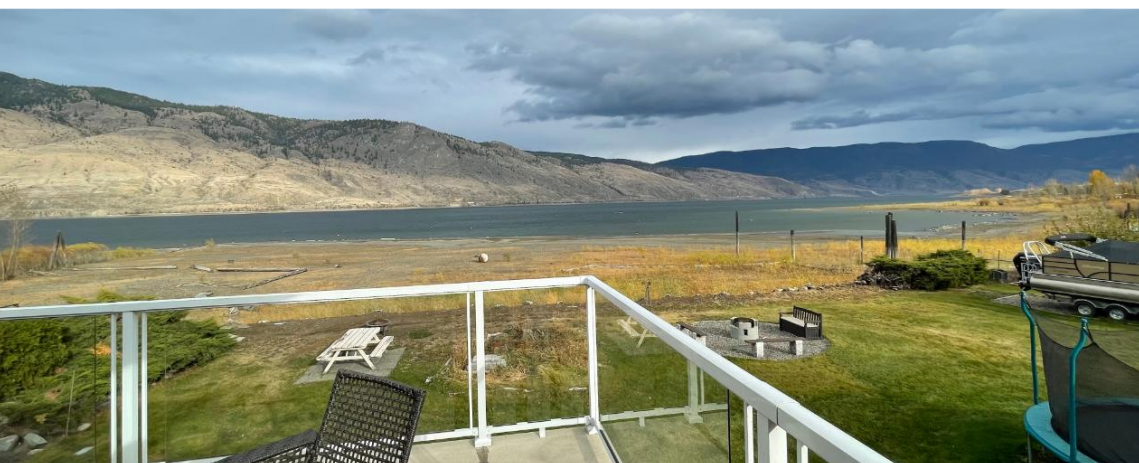




6705 Tingley Street

1,400,000



MURRAY BROWN

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6705 Tingley Street

Investor / Developer Alert. Beautiful waterfront Gold Medallion home sitting on the shores of picturesque Kamloops Lake just 25 minutes from Kamloops. This home is centred on one of four deeded lots and three of the lots can be divided off. Several options for development exist, or keep the property as-is. The main floor living room has stone feature wall with a wood burning fireplace. Terrific 4 season view through knee to vaulted-ceiling windows which overlook the lake... in fact almost every room on the north side has a tremendous view of the lake. Formal dining area is separated from the large eat-in kitchen by French doors. Easy access to the large wrap around deck from living room or kitchen patio doors. The kitchen has an eating bar, lots of cupboards and counter spaces. A hobby room perfect for sewing and laundry area is adjacent to the kitchen and features a passthru to the kitchen. This space could make a great office; a separate exterior door could work for business clients. All the bedrooms are large. Basement is fully finished with big windows for lots of light. Separate entrance on the lower level, so easy to put in an inlaw suite. Kitchen millwork is currently being staged in the Family and Rec Room. The sauna area has 2 shower rooms plus water closet and is perfect for coming in after a day on the lake. Updates including roof 2015, Furnace 2013, central a/c 2016. Have your realtor access the private online files for subdivision potential and other information (please verify all future

development plans with local approving authority). Minutes to world class golf and 1000 miles of shoreline are waiting for you and your development ideas.



MEASUREMENTS

Bedroom	13'5" x 10'9"	Kitchen	15'3" x 16'8"
Bedroom	13'1" x 11'2"	Laundry	7'1" x 3'4"
Bedroom	13'4" x 10'11"	Living	15'6" x 20'8"
		Mast BR	13'1" x 11'2"
Dining	14'2" x 10'0"	Rec Room	16'5" x 10'7"
Entrance	11'8" x 6'0"	Storage	5'0" x 6'9"
Entrance	10'9" x 8'0"	Storage	9'6" x 8'7"
Family Room	20'6" x 15'4"	Workshop	15'0" x 13'5"
Hobby Room	11'4" x 13'5"		



FEATURES

- List of features
- Includes 4 subdivided lots.
- 25 minutes to Kamloops
- Basement easily suited, some materials can be supplied
- Savona Water system paid out, not on taxes
- 4000+ sq ft
- Access over 1000 miles of shoreline by boat
- Close to golf



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

