



## Excellent 2 Bed House & Cabin For Sale In Kamloops British Columbia Canada



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,302,571.78

### Locatie

Aanbevolen Auto Onderdelen:	Canada
Adres:	Rose Hill Rd
Postcode:	V2E 2S8
Geplaatst:	27-08-2025

Omschrijving:

Excellent 2 Bed House & Cabin For Sale In Kamloops British Columbia Canada

Esales Property ID: es5554755

2660 Rose Hill Rd

Kamloops BC

Canada

V0E 2A0

Asking price is \$1,800,000 CAD for property

A Self-Sufficient, 160-Acre Wilderness Estate in Kamloops, British Columbia

Discover a once-in-a-lifetime opportunity to own an expansive and secluded wilderness estate in the breathtaking interior of Kamloops, British Columbia. This remarkable property spans a total of 160 acres,



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or approximately 647,497 square meters, of pristine, natural land, offering a level of privacy and freedom that is increasingly rare. Situated at 2660 Rose Hill Rd, this is more than just a home; it's a complete lifestyle, a private sanctuary where modern, self-sufficient living harmonizes with the raw, untamed landscape of Canada's West Coast.

The property is anchored by two main structures: a beautifully crafted 1,400-square-foot timber-frame house, which serves as the primary residence, and a charming, standalone guest cabin. Both of these buildings are completely off-grid, a testament to sustainable and independent living. They operate on a robust solar system with lithium batteries and a generator backup, ensuring a reliable and eco-conscious power supply. This design does not compromise on functionality, with all systems working flawlessly to provide a comfortable and modern experience. The main residence and the cabin were recently appraised at a combined value of \$1,800,000, highlighting the significant value and quality of this unique estate.

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### A House Built with Rustic Elegance and Comfort

The main residence is a magnificent 1,400-square-foot timber-frame house that perfectly blends rustic elegance with contemporary comfort. The open-plan design and use of natural materials create a warm and inviting atmosphere, where the beauty of the surrounding forest and the natural landscape is brought indoors. The house is a spacious two-bedroom, three-bathroom home, offering a high degree of comfort and privacy for a family or couple. The bedrooms are designed as cozy retreats, while the three full bathrooms ensure that daily routines are effortless and efficient for residents and guests alike.

One of the standout features of this property is its complete independence from municipal utilities. The house, shop, and cabin are all off-grid, a major advantage for those seeking a self-sufficient lifestyle. While the current water source is from an adjacent property, the lot is primed for a well to be drilled, providing a simple and long-term solution for complete water independence. This system is fully functional and provides reliable power and heating, allowing the new owner to live in harmony with nature without sacrificing modern amenities. The property also includes a substantial 1,064-square-foot shop, a versatile building that provides an ideal space for a variety of uses, from a workshop for a skilled tradesperson to a massive storage facility for outdoor gear, vehicles, or equipment. It is a practical and valuable addition to the estate, offering a level of utility that is rarely found in residential properties. The separate guest cabin is a charming retreat, perfect for hosting visitors or as a quiet studio space. Its standalone nature ensures a high degree of privacy, making it an ideal hideaway.

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### Breathtaking Vistas and a Secure Location

The property is situated in a remote setting but is conveniently located just a 20-minute drive to the city of Kamloops, with a population of around 78,000 people. This proximity provides a perfect balance, allowing you to enjoy the tranquility of a secluded retreat while still having easy access to all urban conveniences. The land is grassland with a beautiful mix of fir trees and juniper bushes, and is designated Agricultural under the City of Kamloops Official Community Plan. The owners currently lease the land



to a local farmer for cattle grazing from June to September, which helps maintain the property and provides it with Farm Status, a significant tax exemption for the land.

The property is accessible via a legal easement from the owner's adjacent property, ensuring a secure and reliable access point to this secluded paradise. The views from the house and other structures are truly spectacular, with panoramic vistas of the surrounding forest, mountains, and valleys. The sheer size of the 160-acre lot means that these views are completely unobstructed and yours to enjoy in total privacy.

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## An Outdoor Enthusiast's Dream

This estate is a gateway to the best of British Columbia's outdoor recreation. From the property, you are just a one-hour drive to Sun Peaks, a major ski hill, bike park, and golf course area, offering year-round adventure. It is also a mere 1.5-hour drive to the very popular resort area of the Okanagan and the cities of Kelowna and Penticton, which are known for their wineries, lakes, and vibrant culture. The popular Shuswap Lake recreation area is also just a one-hour drive away, providing endless opportunities for boating, fishing, and water sports. For a taste of the Pacific Coast, the city of Vancouver and the surrounding area are a manageable three-hour drive, with access to Vancouver Island and the Gulf Islands of the Pacific Ocean.

Kamloops itself is a hub for outdoor recreation, well-known for its extensive network of parks and over 100 fishing lakes within an hour's drive. The property is being sold unfurnished, giving the new owner a blank canvas to design and decorate the interior to their personal taste. However, the current owners are open to negotiations regarding the furniture, which offers a flexible option for a more seamless move-in process. The appraiser's valuation of \$1,600,000 for the house and cabin in 2020 is a clear indicator of the value and potential of this rare offering. This estate provides an unparalleled opportunity to live off-grid in a stunning natural environment without sacrificing comfort or convenience, offering a unique lifestyle for anyone who values privacy, nature, and the freedom to create a life on their own terms.

## ABOUT THE AREA

Kamloops, British Columbia, is a vibrant city nestled in the heart of the province's breathtaking interior. Situated at the confluence of the North and South Thompson Rivers, the city boasts a unique desert-like landscape, with rolling hills, sagebrush-covered terrain, and a warm, sunny climate. This distinct environment makes Kamloops a haven for outdoor enthusiasts, offering a wide array of activities from hiking and mountain biking on its extensive trail networks to fishing and boating on its two major lakes. The city itself is a hub of economic and cultural activity, known for its friendly, welcoming atmosphere and strong sense of community.

Beyond its natural beauty, Kamloops offers a rich and diverse lifestyle. The city has a thriving arts and culture scene, with a number of galleries, a professional theatre company, and a variety of festivals throughout the year. As the home of Thompson Rivers University, Kamloops also has a youthful energy and a focus on education and innovation. For sports lovers, the city is a major center for both amateur and professional sports, with excellent facilities and a strong community presence. From its charming



downtown core with local shops and restaurants to its many parks and green spaces, Kamloops provides a high quality of life with a perfect balance of urban convenience and access to nature.

For air travel, the nearest and most convenient airport is Kamloops Airport (YKA). Located just a short drive from the city center, YKA is a regional airport that provides essential connectivity for residents and visitors. It offers regular, direct flights to major hubs like Vancouver (YVR) and Calgary (YYC), which in turn provide easy access to a vast network of national and international destinations. The airport is a vital link for business travel, tourism, and personal journeys, making it simple to get to and from Kamloops without a long commute.

While Kamloops Airport serves as the primary air travel option, the city's central location in British Columbia also provides access to other regional airports within a reasonable driving distance. Kelowna International Airport (YLW) is about a 2-hour drive away and offers a greater number of direct domestic and international flights, including seasonal service to the US and Mexico. Additionally, Prince George Airport (YXS) is another option for travel to northern BC. However, for most trips, the convenience and accessibility of Kamloops Airport make it the most practical choice for those living and working in the area.

## MAiN FEATURES:

- \* 163m<sup>2</sup> of living space
- \* 647497 m<sup>2</sup> plot ( room o develop further )
- \* 2 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Canada
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Algemeen**

Slaapkamers:	2
Badkamers:	3
Afgewerkte vierkante meter:	163 m <sup>2</sup>
Lot Afmeting:	647497 m <sup>2</sup>

### **Utility details**

Heating:	Ja
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### **Rental details**



Furnished:

Nee

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX7.483.481

