3140 Robbins Range Road
Additional Information

This 160 acre property is located just outside the Kamloops city limits, a quick 25 minute drive to the center of town or Sahali/Aberdeen shopping areas. The main home offers stunning views of the valley from the main living areas as well as the huge wrap around deck, which is a perfect place to unwind and relax. Above the home there are open meadows for grazing, treed areas to explore, loads of privacy and views for miles. The west side of the property boarders a crown lease with an established trail system for horses and hikers. Out the back gate from the trail system you can carry on all the way up to Scuitto and Campbell lakes. Norman's Brook which runs between the two houses feeds a gravity system for domestic and stock water.

The property is divided by Campbell Range and Robbins Range Roads and is roughly laid out:

- Approx. 20 acres below Robbins Range Rd. & East of Campbell Range Rd.
- Approx. 90 Acres above Robbins Range Rd. & East of Campbell Range Rd.
- Approx. 50 acres to the West of Campbell Range Road.

The property offers:

- Fenced Derby field
- Fenced riding arena
- Storage Shed currently used to store jumps is a former Railway Bunkhouse
- Paddocks, dry pens & grazing
- 2 frost free hydrants
- 2 auto waterers
- Shallow pond has been used previously as a livestock watering hole & is perfect for skating in the winter!
- Numerous alternate building sites scattered around the property

The Barn has alleyways wide enough to drive a truck or tractor through to access the back of the acreage and also offers:

- 10x10 split doors on each end of the barn for easy hay delivery and drive through capability.
- Work Room, insulated tack room with power, Shaving's stall and loads of hay storage for either round or square bales.
- Skylights and lights (power comes off the main house)
- Stalls can be configured to be single, shared or foaling
- Grass Paddocks and dry paddocks have direct access to acres of grazing
- Large outside covered loafing area

The main house has seen recent upgrades including:

- New Windows Dec. 2020
- Hot Water tank 2016
- French door with built in blinds & Sliding patio door new within 3 years
- Propane furnace within the last 5 years
- 1 year old vinyl flooring in the basement

The 1025 sq ft 2-bedroom farm house features:

- 4-piece bath has new tub, taps and tile surround
- Vinyl and Lino flooring
- Unfinished basement with outside access, washer and dryer included
- Chicken coop with fenced run and feed storage area
- 10x12 shelter with stall door & adjoining 10x10 storage room
- Fenced yard/lawn area
- separate fenced garden area with raised beds