



45 HUDSON'S BAY Trail 104 Kamloops British Columbia

\$799,900

Rare offering of this premier view location of 55+ Arbutus Estates. From the vaulted ceilings to the spectacular view, this unit will impress. A grand foyer opens to the living room with dramatic vaulted ceiling open to the upper mezzanine & feature gas fireplace. The formal dining room captures the view & leads to the large view deck. The thoughtfully designed kitchen includes pull-out cabinetry & includes all appliances & nook. A generous guest bedroom with convenient 3-piece bathroom, plus laundry & mudroom on the main. The upper level is the primary suite, complete with a chair lift offering added accessibility & peace of mind. The spacious primary overlooks the living room & enjoys a large walk-in closet & ensuite with jet tub. The basement expands your living space with large daylight windows for natural light in the rec room with gas fireplace, home office area, games room, convenient 2-piece bathroom plus a large workshop, and large storage room with shelving. Home includes central air, new hot water tank, a spacious double garage & front parking. Residents of Arbutus Estates enjoy the security of a gated community, clubhouse, and outdoor swimming pool. This is a rare opportunity to own one of the community's most desirable view properties--a home that perfectly combines generous living spaces, thoughtful accessibility, spectacular scenery, & the carefree lifestyle you've been waiting for. Come experience why homes in this premier location are so seldom available. (id:6769)

4pc Ensuite bath Measurements not available

Primary Bedroom 16'9" x 19'2"

Office 10' x 10'

Great room 17'3" x 23'2"

Recreation room 19'8" x 13'8"

Storage 28'6" x 13'4"

Workshop 12'3" x 11'6"

2pc Bathroom Measurements not available

Mud room 8'4" x 7'6"

Foyer 9' x 16'9"

Living room 21'2" x 17'4"

Dining room 12' x 14'3"

Bedroom 13'4" x 11'

3pc Bathroom Measurements not available

Kitchen 13'6" x 11'2"

Dining nook 8' x 11'2"

Listing Presented By:



Originally Listed by:
REMAX Kamloops

<http://lindaturnerprec@gmail.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Laundry room 4'8" x 10'2"