



# 38 Rue Cheval Noir Other 113 Kamloops British Columbia

\$969,900

Latitude at Tobiano -- a prestigious new lakeside community perched above the shores of Kamloops Lake, sets the stage for this stunning basement-entry home offering over 2,600 square feet of thoughtfully designed living space. Including a 715-square-foot roughed-in one-bedroom suite, offering the potential for multi-generational living or additional rental income. The open-concept main floor showcases elegant built-ins in the living room and a modern kitchen complete with quality appliances. In total, there are four bedrooms plus the suite, and three bathrooms, providing ample space for family and guests. The impressive primary suite features a generous walk-in closet and a spa-inspired four-piece ensuite with double vanity and walk-in shower. The property comes fully landscaped for a complete move-in-ready experience. Located within a bareland strata community, fees include strata insurance and management, landscaping of shared areas, snow removal, and street cleaning for added peace of mind. Encircled by the celebrated Tobiano Golf Course, now GreenTee Country Club, with a full-service marina, and endless outdoor adventure -- from hiking, biking, and horseback riding to boating and fishing just minutes from your door. Book your private viewing today!

\*Please note TRA Fee will apply once occupancy takes place\* (id:6769)

Utility room 8'6" x 2'8"

Storage 11'3" x 7'5"

Laundry room 5'10" x 5'8"

Foyer 7'2" x 9'0"

Utility room 8'6" x 3'8"

Bedroom 9'6" x 15'8"

Laundry room 3'4" x 6'5"

Bedroom 10'1" x 11'11"

4pc Bathroom

Pantry 7'8" x 3'0"

Kitchen 14'0" x 15'0"

4pc Ensuite bath Measurements not available

Primary Bedroom 12'6" x 13'4"

Dining room 10'6" x 12'0"

Living room 15'0" x 14'8"

Living room 15'6" x 19'0"

Bedroom 10'6" x 11'5"

Full bathroom

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



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 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.

Bedroom 10'1" x 11'11"