

1201 PLEASANT Street Kamloops British Columbia

$799,000

Welcome to this beautifully renovated downtown charmer, where timeless character meets modern comfort! Thoughtfully updated throughout, this 3-bedroom, 2-bathroom home offers a warm and inviting atmosphere with wide-plank flooring, natural wood doors and beautifully cased windows that bring together the perfect blend of rustic charm and modern finishes. The gorgeous new kitchen features brand-new, never-used appliances and a fresh, welcoming space to gather. The lower level offers additional living space, a wet bar, new laundry, separate entrance and storage. Extensive improvements include updated insulation, drywall, paint, trim, newer windows and doors, along with a brand-new furnace, A/C and on-demand hot water. Step outside to a beautifully landscaped and irrigated yard, where mature greenery creates a peaceful and private setting in the heart of downtown. The detached garage/shop offers both street and alley access with 100-amp service, while the home benefits from upgraded 200-amp service. Previously approved carriage house plans and renderings are available, adding exciting future possibilities (buyer to verify current requirements with the City of Kamloops). Enjoy the convenience of walking to local restaurants, shopping, schools, transit and all that downtown has to offer. A wonderful opportunity to enjoy the charm of an established neighbourhood with the comfort of extensive modern upgrades! Contact the listing agent for a detailed property upgrade feature sheet. (id:6769)

Storage 7'7" x 11'5"

3pc Bathroom Measurements not available

Laundry room 8'5" x 9'3"

Bedroom 7'7" x 9'5"

Family room 15'5" x 12'8"

Mud room 7'7" x 13'10"

Dining room 8'2" x 14'4"

Kitchen 9'1" x 11'4"

4pc Bathroom Measurements not available

Bedroom 9'5" x 8'11"

Primary Bedroom 9'5" x 11'4"

Living room 15'5" x 11'8"

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 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.