



# 125 RIVER GATE Drive Kamloops British Columbia

\$674,900

125 River Gate: Best location in complex this rare corner townhome offers stunning views of South Thompson River & surrounding mountains w/ natural light pouring in from multiple directions. Main level feats a bright, open-concept design w/ show stopping kitchen complete w/ gas range, oversized quartz island, coffee bar & spacious living rm that boasts high ceilings. The expansive dining area flows seamlessly to massive private patio w/ gas BBQ hookup, perfect for entertaining while enjoying the sunrise & set views. Upstairs primary suite is a true retreat w/ lrg walk-in closet, 4-piece ensuite & excellent separation from 2 additional bedrms. 3rd bedrm, currently set up as office w/ custom built-ins, adds flexibility. A full bathrm & conveniently located laundry complete this floor. Lower level includes versatile theatre rm/flex space w/ Murphy bed, 4-piece bathrm & a welcoming foyer. Highlights include: 1-car garage, Geothermal heating & cooling, LED lighting throughout & Home warranty. Located in highly sought-after Sun Rivers community you'll enjoy an 18-hole championship golf course, new commercial amenities, local grocery store w/in walking distance & easy access to year-round recreation. Stylish living, unbeatable views & a vibrant community this River Gate corner unit has it all. All measures approximate. (id:6769)

Kitchen 12'7" x 16'6"

Living room 16'0" x 20'8"

Dining room 10'2" x 13'3"

Partial bathroom 5'7" x 7'1"

Laundry room 3'7" x 3'9"

Bedroom 11'8" x 10'1"

Bedroom 12'10" x 12'0"

Full bathroom 7'9" x 10'2"

Primary Bedroom 11'2" x 12'7"

Full bathroom 7'11" x 7'9"

Full bathroom 4'11" x 8'2"

Den 16'3" x 12'0"

Foyer 4'11" x 8'2"

Listing Presented By:



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RE/MAX Real Estate (Kamloops)

<https://www.kamloopshomesforsale.com/>



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