



# 1298 BRECHIN Place Kamloops British Columbia

\$1,199,900

Welcome to this beautifully designed brand-new home on a desirable corner lot in sought-after Aberdeen Highlands! Thoughtfully crafted with quality finishes and modern design, this home offers an exceptional blend of style, function, and indoor-outdoor living. The bright open-concept upper level features a spacious living area with a custom brick gas fireplace and a stunning kitchen with large island, walk-in pantry, and striking appliance package. Step out to a covered deck overlooking a flat, usable backyard—perfect for entertaining and everyday living. Sliding glass doors also lead to a second expansive deck with a pergola, creating an additional outdoor retreat. The upper floor is complete with a luxurious primary suite featuring a modern ensuite, walk-in closet, and private deck access, plus two additional bedrooms, a full bathroom, and laundry. The entry level offers excellent versatility with a home office or den, fourth bedroom, full bathroom, spacious mudroom, and a generous family room with patio access. Set on a quiet street with strong curb appeal, contemporary exterior accents, double garage, and full landscaping, this home is ideally located close to parks, schools, and shopping. GST applicable. (id:6769)

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|-------------------------------|-------------------------------|
| Utility room 4'7" x 6'6"      | 4pc Bathroom 7'2" x 7'11"     |
| Recreation room 24'6" x 11'6" | 5pc Ensuite bath 7'10" x 8'2" |
| Mud room 5'1" x 10'6"         | Bedroom 11' x 10'10"          |
| 3pc Bathroom 5'9" x 8'2"      | Bedroom 11' x 10'10"          |
| Foyer 5'6" x 14'              | Primary Bedroom 14' x 13'6"   |
| Bedroom 10'6" x 12'8"         | Living room 16'11" x 15'1"    |
| Office 10'6" x 13'6"          | Dining room 11'11" x 12'5"    |
| Pantry 4'2" x 4'2"            | Kitchen 13'1" x 12'5"         |
| Laundry room 6'2" x 5'6"      |                               |

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