

146 St Paul Street Kamloops British Columbia

$1,499,000

Built in 1913, this one-of-a-kind heritage home sits on a double lot in Kamloops' desirable West End, with stunning views of the meeting of the rivers. Over 3,700 sq ft of character & charm, thoughtfully updated while keeping the early 1900s details you can't replicate: 12"" baseboards, original vent covers & skeleton keys on most doors. Main Floor: A large foyer welcomes you into bright, window-filled living spaces. The living room has a gas f/p & river views, plus a formal dining room for family meals. The bright kitchen opens to a big sun deck. The primary bedroom is on the main w/ an updated bath & walk-in tile shower. A flex room (study, family room, your choice!) w/ gas f/p & French doors opens to a private courtyard-style patio w/ pergola. Laundry & a sun room/porch leading to the backyard complete the level. Upper Level: 2 spacious bedrooms, a full bath w/ soaker tub & separate shower & a large walk-in closet. Lower Level: Cozy family room, 4th bed & 3rd full bath. A separate entrance w/ big mud room is perfect for sports gear & extra storage. Outside: Detached double garage w/ storage below, sloped grassy yard, plenty of parking, A/C & irrigation. Walk to downtown, the hospital & the Farmers Market. Homes like this rarely come to market. Book your viewing today! All measurements approx. & should be verified by Buyer if important. (id:6769)

Listing Presented By:

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http://www.livekamloops.com/

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Bedroom 13'0'' x 13'6''
4pc Bathroom Measurements not available
Primary Bedroom 13'7'' x 13'6''
Utility room 11'5'' x 10'10''
Storage 8'0'' x 8'4''
4pc Bathroom Measurements not available
Bedroom 10'2'' x 15'5''
Recreation room 19'6'' x 18'2''
Other 15'4'' x 8'9''
Mud room 15'8'' x 7'10''
3pc Bathroom Measurements not available
Sunroom 7'5'' x 15'7''
Laundry room 9'7'' x 6'2''
Office 7'5'' x 13'2''
Den 11'9'' x 14'4''
Bedroom 10'5'' x 15'4''
Living room 22'0'' x 15'8''
Dining room 13'10'' x 13'11''
Kitchen 16'11'' x 8'8''

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