



# 1688 Balsam Place Kamloops British Columbia

\$1,499,000

2022 custom-built 4 bed, 5 bath West Coast modern home on a large view lot in the newest area of family-friendly Juniper Ridge - where luxury meets lifestyle. Unobstructed panoramic views, exceptional outdoor space, & a bright, modern legal 1 bed suite set this property apart. The main living area offers an open-concept design with vaulted ceilings & expansive windows that flood the space with natural light framing the river valley, city, & hillside views. Warm wood details, an exposed staircase, & a lofted gallery-style hallway create a striking architectural feature overlooking the vaulted living room. The kitchen includes an Italian-made 48" Fulgor Milano gas range, quartz countertops, a large island, & a convenient butler's kitchen. Outdoor space is dialed with ample room for entertaining with a covered front patio, large rear balcony, above-ground pool all oriented to iconic Kamloops sunsets, city lights, complete with a birds-eye view of the Kamloops Bike Ranch. The attached 2 car garage with suspended concrete slab adds a massive bonus room below, perfect for a gym, media room or home office. The primary bedroom captures expansive views & features a generous ensuite with in-floor heating & a soaker tub. The walk-out suite has its own private entry, separate hydro, & heated bathroom floors. This home has it all: modern design, thoughtful finishes, and a highly functional layout in a prime Kamloops view setting! All measurements approximate, buyer to verify if important (id:6769)

Listing Presented By:



Originally Listed by:  
Stonehaus Realty Corp



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

4pc Bathroom Measurements not available

Bedroom 13'8" x 10'1"

Bedroom 11' x 14'5"

4pc Ensuite bath 15'9" x 10'2"

Primary Bedroom 12'7" x 13'0"

Other 28' x 21'8"

2pc Bathroom Measurements not available

Family room 15'0" x 16'2"

Den 12' x 10'

2pc Bathroom Measurements not available

Dining room 12'7" x 13'

Living room 15'1" x 13'2"

Kitchen 17'4" x 10'2"

Living room 22'5" x 13'

Kitchen 8' x 5'6"

Full bathroom Multiple listing Service

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Foyer 7' x 14'

Bedroom 10'6" x 9'7"

Laundry room 9'4" x 8'8"