



200 Grand Boulevard 174 Kamloops British Columbia

\$649,900

Exceptional value in this 2020 built single family home located on a bare land strata lot in the desirable Orchards Walk in Valleyview. The main floor offers comfortable and functional living space, while the upper level features three spacious bedrooms, two full bathrooms, and a conveniently located laundry room. This home is offered at an attractive price point with a monthly bare land strata fee of \$230.60. The strata fee includes front and back yard maintenance, professional management, common insurance, snow removal, water, sewer, and garbage services, allowing for convenient and low maintenance living. The current owners selected several premium upgrades throughout the home, including an upgraded appliance package with a gas range, quartz countertops in the kitchen and all bathrooms, and hardwood flooring on both the main and upper levels. Additional highlights include a custom closet organizer system in the primary bedroom and an upgraded 60 gallon hot water tank. Residents of Orchards Walk also contribute \$22.50 per month toward the community recreation centre. This facility can be reserved for meetings or larger gatherings for an additional fee and features a full kitchen. The community center also offers shared amenities such as a fitness area, children's play space, putting green, and picnic areas. Move in with confidence and save the GST on this beautiful home in the sought after Orchards Walk community. (id:6769)

4pc Bathroom Measurements not available

Laundry room 5'3" x 7'3"

Bedroom 10'10" x 9'9"

Bedroom 11' x 9'9"

3pc Ensuite bath Measurements not available

Primary Bedroom 11' x 11'2"

2pc Bathroom Measurements not available

Dining room 11'6" x 9'

Living room 10'6" x 15'8"

Kitchen 11'6" x 9'10"

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Listing Presented By:



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