



2015 High Country Boulevard Kamloops British Columbia

\$1,499,900

Welcome to this beautifully updated Rose Hill estate, positioned on a 0.42-acre lot with breathtaking views of the city. Offering 3510 sq ft of thoughtfully designed living space across 4 bedrooms and 3 bathrooms, this unique home blends timeless character with modern upgrades. What truly sets this property apart is the brand-new 50x24 detached shop (2022): 25-ft ceilings, insulated floor pre-plumbed for in-floor heat, 13-ft garage door, wired for hoist, welder, and compressor. This shop simply does not exist anywhere else at this price point in Kamloops and rare R8 zoning opens the door to a potential carriage home for rental income (with permit). True 2-car garage + detached shop + large driveway make parking all your toys effortless. The home features new A/C, hardwood floors, a cherry kitchen with granite countertops, hidden TV, and LED pot lighting. The primary bedroom is a true retreat with a spa-inspired ensuite, including heated floors and heated towel rack. The fully finished lower level adds 1,536 sq ft with an oversized mudroom and suite potential. Outside, enjoy professional landscaping across the entire property (2023/24) with full irrigation. The extensively upgraded exterior front decks feature new custom deck tiles, custom railings, and built-in lighting with full irrigation and deck drip-line. A hot tub, natural gas BBQ, and programmable lighting for the driveway/entrance complete the outdoor experience. Pre-qualification required. (id:6769)

Recreation room 17'0" x 29'0"

Games room 19'0" x 17'3"

Mud room 12'0" x 8'0"

Laundry room 6'0" x 8'0"

Hobby room 14'1" x 14'3"

Full bathroom Measurements not available

Bedroom 13'0" x 15'0"

Living room 18'0" x 17'0"

Primary Bedroom 13'0" x 15'0"

Kitchen 22'3" x 13'4"

Hobby room 13'0" x 16'0"

Full ensuite bathroom Measurements not available

Dining room 11'0" x 12'0"

Full bathroom Measurements not available

Bedroom 10'0" x 11'0"

Bedroom 11'0" x 11'0"

Listing Presented By:



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Royal

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