



## 2535 VALLEYVIEW Drive Kamloops British Columbia

\$1,099,900

Located on a quiet, sought-after stretch of Valleyview, this custom-built home offers approximately 2,600 sq.ft. of well-designed living space on a fully landscaped 0.39-acre lot. Recent upgrades include quartz kitchen countertops with extended eating bar, updated main bathroom vanity, sink, and toilet, fresh interior paint in the office and front entry, and brand-new washer and gas dryer. The kitchen features high-end appliances, including a 6-burner gas range, and opens to bright living and dining areas with hardwood and tile flooring throughout. The home is meticulously maintained with serviced mechanical systems, a recently replaced hot water holding tank, updated hardwired smoke detectors, and a fully reviewed irrigation system. A flexible office located just off the main entrance between the main and lower levels provides excellent separation and could function as an additional bedroom if desired. The main level offers an open-concept layout, laundry, primary bedroom with ensuite, and access to a covered deck. The fully finished lower level includes a spacious rec room, two bedrooms, full bath with steam shower, wet bar, and separate entry with in-law or suite potential. Additional highlights include in-floor radiant heat, dog washing station, Central Vac, A/C, heated driveway, oversized garage/shop, RV parking, storage shed, underground sprinklers, vinyl fencing, gazebo with gas fire pit, a 3-year-old hot tub, and a private, beautifully established yard. (id:6769)

Recreation room 21'11" x 14'9"

Bedroom 14'8" x 12'8"

Bedroom 14'9" x 12'6"

Utility room 18'5" x 14'8"

3pc Bathroom Measurements not available

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Primary Bedroom 13'10" x 12'9"

Dining room 19'2" x 9'11"

Living room 15'1" x 10'6"

Kitchen 19'1" x 9'1"

Foyer 7'0" x 4'9"

Laundry room 11'1" x 10'9" Measurements not available

5pc Ensuite Bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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