



2578 Thompson Drive Kamloops British Columbia

\$1,264,999

Discover exceptional value and modern efficiency in this beautifully customized 3-bed, 2-bath waterfront home with its own private dock. With extensive updates completed within the past year, the property offers long-term savings, enhanced reliability, and an elevated lakeside lifestyle. The interior has been refreshed with new drywall, premium flooring, and renovated kitchen and bathrooms. The high-end custom kitchen features top-tier stainless steel appliances that bring both style and convenience. This home is built for efficiency with a new 50-year standing seam metal roof, high-efficiency furnace and heat pump, a new hot water tank, a \$42,000 solar system, upgraded 200-amp service, a 50-amp RV plug, a generator backup panel, and advanced water treatment through a H.E.R.O. reverse osmosis system and a Novo whole-house chlorine remover. Two fireplaces, one gas on the lower level and one wood-burning upstairs, offer flexible heating. Outside, the property includes 22 fruit trees, 15 of them high-density apple trees, plus a chicken coop and a landscaped yard leading to newly built wooden steps and your private dock. Additional features include underground sprinklers and architectural renderings for a future three-storey carriage house or shop, offering potential for added income, workspace, or expansion. This rare waterfront property blends efficiency, comfort, and long-term value. (id:6769)

Laundry room 11' x 8'

Bedroom 8' x 10'

Living room 13' x 14'

Kitchen 10' x 20'

Living room 18' x 16'

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 12' x 10'

Primary Bedroom 15' x 12'

Listing Presented By:



Originally Listed by:

Brendan Shaw Real Estate Ltd.



Royal

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