



# 1760 COPPERHEAD Drive 31 Kamloops British Columbia

\$649,900

Excellent starter or retirement home in a desirable location within the complex, backing onto a peaceful creek and walking trails. This inviting home features an open-concept main floor with a spacious kitchen and included appliances. The bright living room opens onto a covered BBQ deck with relaxing creek and mountain views. The generous primary bedroom offers direct access to the four-piece main bathroom, while the second main-floor bedroom is ideal for guests or a home office. The walkout basement features a spacious recreation room with access to a private fenced yard and covered patio, a third bedroom, three-piece bathroom, bright laundry room with washer and dryer, plus a bonus room ideal for hobbies, storage, or additional office space. Recent updates include fresh interior paint and new flooring completed in April 2022, including basement carpeting, new tile in both bathrooms, and a new toilet. A newer dishwasher and central air conditioner installed approximately two months ago provide added comfort and convenience. Additional features include a security system, single garage, and a longer driveway with room to park a truck. Monthly strata fees are only \$132.30 and include water, sewer, garbage, and snow removal. Conveniently located within walking distance of the new Snine Elementary School, this well-maintained home offers comfort, functionality, and a wonderful setting. All measurements are approximate and should be verified by the buyer if deemed important. (id:6769)

Laundry room 7'2" x 11'0"

Hobby room 10'10" x 11'4"

Recreation room 10'4" x 24'0"

Bedroom 11'0" x 11'8"

3pc Bathroom Measurements not available

Bedroom 8'3" x 10'0"

Primary Bedroom 13'0" x 10'10"

Dining room 12'7" x 8'0"

Living room 13'9" x 12'7"

Kitchen 12'4" x 10'8"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty  
(Kamloops)



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.