



# 317 Mariposa Court Kamloops British Columbia

\$944,900

This south-facing 3-bed, 3-bath home showcases mountain, city, and sunset views. The upper level is open-concept and features a thoughtfully designed kitchen with an eating-bar island, walk-in pantry, abundant cabinetry with pull-out drawers, and generous counter space. French doors off the living area open to a sunny deck. The spacious primary suite offers a spa-inspired ensuite with heated floors, a jetted soaker tub, a steam shower, double sinks, and a walk-in closet, plus French doors to a private deck. The lower level features a large family room with built-in bookshelves and a cozy gas fireplace, and has a third bedroom, a 3-piece bath with steam shower, ample storage, and a large laundry room. Parking is plentiful with a double garage that has built-in storage. Set on a quiet cul-de-sac on one of Sun Rivers' largest estate lots--about 11,000 sq ft or 0.26 acres, the yard is private and low-maintenance, with a fully fenced side and backyard plus easy-care landscaping, with a gazebo for outdoor dining--and plenty of space for a pool. Additional perks: two gas fireplaces, a laundry chute, underground sprinklers, central vac, 200-amp service, and a 60-amp sub-panel. Notable updates include a new geothermal system installed ~2 years ago, a Navien on-demand hot water system, and high-end appliances. Sun Rivers has a 99-year prepaid government lease and very low strata fees at \$38/month. HOT TUB NOT INCLUDED (id:6769)

Utility room 6'5" x 5'7"

3pc Bathroom 8'3" x 7'6"

Laundry room 8'9" x 8'4"

Den 8'8" x 6'3"

Family room 19'4" x 24'8"

Bedroom 12'5" x 13'3"

Foyer 18'10" x 11'3"

Pantry 6'5" x 4'9"

Dining room 11'2" x 8'3"

Other 6'1" x 9'11"

4pc Bathroom 8'4" x 9'11"

5pc Ensuite bath 18'6" x 10'8"

Bedroom 11'8" x 11'6"

Primary Bedroom 21'9" x 13'3"

Living room 28'2" x 16'7"

Kitchen 11'5" x 10'11"

Listing Presented By:



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