



1651 Valleyview Drive 34 Kamloops British Columbia

\$999,000

Built by the developer for his mom and dad and is being offered for sale for the 1st time. You will note all the attention to detail and quality finishing that has been put into this home. It is very well maintained and commands a panoramic view as well as one of the best locations within the complex. This home offers 3 levels of living/recreation space. The main floor offers 1523 square feet with an open concept living area and an oversized 22' x 24' garage. The lower level offers a further 1523 square feet that is completely finished as well as a 24' x 22' room under the garage with 8 foot clear span ceiling height and an outside and inside man door entrance - there is rough in plumbing and further finishing potential. Then finally there is a 3rd lower level that is 602 square feet that has been used as a workshop and has a 6 foot wide man door and windows and you have access from the front driveway down a 5' paved walkway. A well planned design you have 3 - 21' x 10' covered decks/patios with outstanding views. The main floor deck offers a natural gas BBQ connection as well as entrances from the main living area and master bedroom. The main floor is perfectly level from outside to inside offering great mobility options. The fully finished 2nd level offers 9' ceiling height and larger windows to enjoy the view. The main floor offers 3 skylights, vaulted/cove ceiling, central vac, newer SS appliances, 200 amp electric service. Central air and vaccum, H/E furnace and HWT. (id:6769)

Workshop 46' x 15'

Den 14' x 14'

Other 24' x 22'

Utility room 10' x 8'

Games room 13' x 10'8"

Recreation room 18' x 16'

Bedroom 12' x 11'6"

4pc Bathroom

Bedroom 12' x 12'

Foyer 12' x 8'

Dining room 12'9" x 10'

Laundry room 9' x 8'

5pc Ensuite bath 9'3" x 8'6"

4pc Bathroom 9' x 5'

Primary Bedroom 15' x 12'

Living room 18' x 12'

Listing Presented By:



Originally Listed by:

Riley & Associates Realty Ltd.



Royal

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Bedroom 14' x 11'

Kitchen 14' x 13'