



3460 NAVATANEE Drive Kamloops British Columbia

\$799,900

Bordering the 3rd fairway of Rivershore Estates & Golf Links, this home is one of a kind. This custom-built level-entry bungalow w/ full walk-out bsmt. blends a golf course lifestyle w/ private outdoor enjoyment. The main level is bright and open with vaulted ceilings, hardwood and tile flooring, and large windows that capture the views. A spacious living area has a gas f/p and extends to a generous deck w/ a view of golf course and the South Thompson Valley. The kitchen has a b/i nook w/ french door leading to the deck and also feat. custom granite countertops, b/i wall oven, cooktop, microwave, dishwasher and fridge. Main floor laundry incl. washer and dryer and has sink and b/i cabinet and conveniently located off of the double garage. The primary bdrm is spacious and has another set of sliders to the deck, dbl closets & ensuite w/ sep shower, w/i tub, dbl sinks w/upgraded stone countertops. Also on the main is a den/2nd bdrm (no closet) and a spacious 2-pce powder rm. The walk-out bsmt expands the living space w/ a large recrm w/ a 2nd gas f/p and leads directly to the covered patio, pool area and nicely landscaped yard complete w/ u/g irrigation. 2 more bdrms, a full bth, and ample storage complete the lower level. Recent updates incl. new fencing, furnace (2020) pool pump and filter (2021) and stone counter tops in the kitchen and bth. It also incl. central a/c, u/g sprinklers, fully landscaped and fenced yard and a dbl garage. New Roof to be installed. (id:6769)

Utility room 9'10" x 7'10"

Storage 9'2" x 16'9"

Recreation room 25'11" x 11'8"

Bedroom 11'10" x 12'3"

Bedroom 12'5" x 11'10"

5pc Bathroom Measurements not available

Primary Bedroom 12'11" x 12'7"

Den 11'10" x 11'8"

Dining nook 9'7" x 9'11"

Laundry room 9'3" x 7'4"

Kitchen 11'10" x 11'8"

Dining room 11'10" x 10'3"

Living room 15'4" x 15'8"

Foyer 8'8" x 6'8"

4pc Ensuite bath Measurements not available

2pc Bathroom Multiple Listing Service Only

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<http://www.kamloopsrealestate.com/>



Royal

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