



## 347 Rue Cheval Noir Other Kamloops British Columbia

\$1,225,000

Welcome to 347 Rue Cheval, a one-owner 2 story build by Cressman Homes. The main floor boasts open concept with an oversized great room, dining area and bright kitchen with multitude of cabinetry for storage. The covered patio in the backyard is well-suited for entertaining and soaking in the infamous Tobiano sunrises and sunsets, adding an extra 475SqFt of outdoor living space too! Finishing off the main level is 2pc powder room, combined laundry and mudroom with access to the double garage, and the Primary Suite with a 5pc ensuite with soaker tub and large walk-in closet. Along the top level, you will find 2 large bedrooms, 4pc bathroom and large rec room. with scenic views of Kamloops Lake and the surrounding hills. The full basement is unfinished and allows for 2 additional bedrooms, utility and storage room, full bathroom and a second rec room. Some of the features within the home are remote controlled-electric blinds in each room, Google Smart Home System with doorbell camera and thermostat, Rain Bird Bluetooth irrigation system with 8 zones, and stamped / coloured concrete with pad ready for hot tub and loungers, and a fenced and landscaped yard backing onto communal green space. Please note basement photos have been digitally enhanced. All meas are approx., buyer to confirm if important. (id:6769)

Recreation room 20'2" x 13'3"

Bedroom 10'11" x 12'1"

Bedroom 12'10" x 13'4"

4pc Bathroom Measurements not available

Foyer 8'9" x 12'0"

Laundry room 10'10" x 8'4"

Primary Bedroom 13'6" x 17'7"

Living room 16'6" x 16'10"

Dining room 11'0" x 15'0"

Kitchen 16'0" x 12'2"

2pc Bathroom Measurements not available

5pc Ensuite bath Measurements not available

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Originally Listed by:  
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