



3639 Overlander Drive Kamloops British Columbia

\$1,249,000

This wonderful Westsyde riverfront home with an extra wide lot is a gem, especially because the lot is above the 200yr flood plain. Close to schools and shopping, this meticulously kept home offers an open concept kitchen/ eating and family areas that flow to a large deck looking out to the N. Thompson River and panoramic views of the hills. The spacious deck is partially covered and has a gas connection. 2 gas fireplaces accent the family and dining rooms. The roomy primary bedroom has a W/I closet and a classy ensuite. An extra feature- additional sound proofing between bathrooms and floors. Main floor laundry w/sink and built in vac system are a bonus. The roomy walk out basement provides wonderful daylight and has a terrific multi use area with a gas fireplace, 2 bedrooms, and a full bathroom. There is also additional storage/workshop space and a separate entrance, providing the option for an in-law suite. The garage comfortably fits 2 vehicles and provides outside access as well. Book your appt today to view this wonderful family home! Bonus...This property is ABOVE the 200 yr flood plain (id:6769)

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

Storage 14'0" x 12'2"

Foyer 7'0" x 4'7"

Utility room 8'0" x 5'3"

Storage 6'4" x 5'7"

Bedroom 13'6" x 12'0"

Bedroom 12'4" x 10'0"

Recreation room 12'0" x 10'4"

Family room 44'0" x 12'0"

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Foyer 9'0" x 4'0"

Laundry room 7'0" x 6'0"

Family room 16'5" x 13'0"

Dining nook 10'10" x 9'6"

Kitchen 12'0" x 10'0"

Bedroom 11'0" x 9'4"

Bedroom 10'6" x 9'6"

Primary Bedroom 13'4" x 12'0"

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®, REALTOR So 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.