



## 130 COLEBROOK Road 50 Kamloops British Columbia

**\$639,000**

Wake up to lake views, golf course greens, and the kind of quiet that makes mornings feel unhurried. Set in one of the most desirable floor plans in Phase 7, this 1,500 sq.ft. home is designed for how life is actually lived at Tobiano--relaxed, social, and connected to nature, yet only about 20 minutes from Kamloops when city conveniences call. The main floor is open and welcoming, with a bright kitchen flowing into the living space--perfect for slow coffees or evening gatherings. Both decks are plumbed for natural gas, ideal for a gas firepit and/or BBQ, while quartz countertops elevate the kitchen and bathrooms. Upstairs, all three bedrooms are thoughtfully placed together, with the primary suite offering peaceful views of Kamloops Lake --a view you'll wake up to every morning. Your livingroom view is of the 12th Green. Backing directly onto the award-winning Tobiano golf course, this home blends scenery with substance. The 34' x 18' garage is a standout--room for vehicles, toys, a workshop, and even an electric car breaker. Life here also includes access to the Summers Landing clubhouse with an outdoor pool and hot tub, full gym, lounge with fireplace and pool table, plus a kitchen and BBQ area made for entertaining. Pets (1 dog or 1 cat) and rentals are allowed with restrictions (no short term)--making this not just a home, but a lifestyle. (id:6769)

Bedroom 8'0" x 8'9"

Bedroom 10'0" x 8'9"

Primary Bedroom 13'5" x 11'5"

3pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Mud room 6'9" x 8'9"

Living room 17'3" x 13'0"

Kitchen 14'3" x 8'6"

Dining room 8'0" x 8'9"

2pc Bathroom Measurements not available

Listing Presented By:



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