



614 COWAN Street Kamloops British Columbia

\$1,899,900

Built for Passive House international building standard and net zero ready, with rough-ins for solar panels and EV charger, this new build focuses on comfort and durability. High performance building techniques for insulation, airtightness, ventilation, and moisture management contribute to air quality and thermal comfort. Sound dampening techniques promote restful sleep and quiet home environment. Canadian-made Innotech triple pane windows and doors bring in natural light and prevent drafts and condensation found with medium quality windows. The exterior, with Canadian-made Westform metal roofing and non-combustible siding, is durable, low-maintenance and enhances your security during wildfire season. Built with the benefits of a suburban home, but in the walkable Sagebrush neighbourhood downtown, this home has RV/boat storage, attached double garage, walkout basement with private space for guests or nanny, and incredible views of Mounts Peter and Paul through the expansive windows or from the oversized deck. Enjoy 4 bedrooms, laundry and bonus room all upstairs, large mudroom and pantry on the main. Legal alley-accessed basement suite and roughed-in utilities for a detached garage/shop/carriage suite. The elegant interior finishings of this home were carefully curated by leading interior designer Sally Poppleton. This culmination of cutting-edge building science, high quality products, thoughtful layout, and stylish design will be a major win for the lucky new homeowner. (id:6769)

Laundry room 8'6" x 7'6"

4pc Bathroom 8' x 6'6"

Bedroom 12' x 11'

Primary Bedroom 13' x 13'

5pc Ensuite bath 9'6" x 14'

Bedroom 10' x 12'

Bedroom 10' x 12'

Kitchen 19' x 9'6"

Pantry 11' x 6'6"

2pc Bathroom 5' x 5'

Foyer 7'6" x 12'6"

Mud room 7' x 12'6"

Dining room 11'6" x 14'6"

Living room 15' x 16'

Listing Presented By:



Originally Listed by:

Honestdoor Brokerage Inc.

<http://honestdoor.com/>



Royal

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Laundry room 5'6" x 6'6"

4pc Bathroom 9' x 5'6"

Bedroom 13' x 14'6"

Full bathroom 5'6" x 7'

Living room 15'6" x 14'