

781 MAYFAIR Street Kamloops British Columbia

$750,000

Picture coffee on the back deck, an evening stroll along the river and Sunday dinners with family close by. Tucked away on a quiet cul-de-sac at the start of the newly updated Tranquille corridor, this rare six-bedroom home sits on a flat 0.17-acre lot just steps from groceries, cafes, restaurants and the river trail. Three bedrooms upstairs and a three-bedroom basement suite give each household room to settle in and enjoy its own space. Both kitchens were updated with cabinetry and appliances to make everyday cooking and storage easier. Separate laundry and separate storage make co-habitation a breeze. Upstairs, stainless steel appliances complete a kitchen that opens to the dining area and back deck, while afternoon and evening sunlight fills the spacious living room. The current owners renovated with longevity in mind, updating the roof, soffits, lighting, siding, windows, deck, plumbing, and electrical, while also planning for future HVAC upgrades. The home has 200-amp service with a separate 100-amp panel for each living space pre wired for EV charger, and sound insulation between floors helps reduce noise transfer. With durable laminate flooring, fresh paint and large 50 gallon 2 year old HWT, it's a move-in-ready home for families looking to put down roots together or investors seeking a turnkey property. Exceptional existing rental income with month-to-month tenants. Enjoy peace of mind in this rare offering. (id:6769)

4pc Bathroom Measurements not available
Storage 6'4" x 11'2"
Bedroom 12'10" x 10'7"
Bedroom 9' x 11'3"
Storage 3' x 7'10"
Primary Bedroom 10'11" x 17'3"
Kitchen 14'6" x 11'4"
Dining room 10'11" x 10'7"
Foyer 7'2" x 7'11"
Laundry room 11'8" x 11'5"
Bedroom 11'8" x 11'3"
Dining room 8'11" x 11'11"
Living room 18'7" x 13'3"
Kitchen 12'9" x 11'11"
Foyer 6'4" x 7'10"
Bedroom 11'8" x 11'7"

Listing Presented By:

ESTATEVUE 360°

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http://kamloopshomefinder.ca/

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Living room 8'1'' x 10'7''

Utility room 5'6'' x 3'11''

Bedroom 14'2'' x 13'3''

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