



819 Fernie Court Kamloops British Columbia

\$1,399,000

Here is your nearly 5100 sqft home with a studio suite right in the heart of Kamloops. A stones throw from TRU, this 2011 custom build has quality meeting convenience in the highly sought after neighborhood of Guerin Creek. This is not your average 5 beds, 5 bath home. The MAIN FLOOR offers 22ft vaulted ceiling over the living room + electronic blinds. Custom kitchen w/quartz countertop, walk-in pantry and huge quartz island. Oversized master bed on the main, w/ full ensuite & walk-in closet. Finishing off this level is your laundry, 1/2 bath, and bright home office w/custom cabinetry and shutters. UPSTAIRS includes 1 bath, 3 large beds all boasting walk-in closets w/ built-ins, as well as huge 4th room, perfect for a games room or 2nd Master with dream closet potential! DOWNSTAIRS: theatre, gym, 2 storage rooms, & 1 bath. Plus tenant's entrance to the 1 bed/1 bath studio suite with W&D. Combi Boiler for hydronic in-floor heating in entry, office, kitchen, laundry & polished concrete basement floors - w/ in-suite control. Radiant heat in ensuite & upstairs bath + under cabinet lighting. Surround sound throughout the home. The backyard patio is finished w/ stamped concrete pads, gas hook up for BBQ, surround sound & raised garden beds + a block engineered retaining wall. The 24x26x garage has floor to ceiling storage, w/ room out front to park an RV. The tile roof has a lifespan of 50-100 years. Smart Triangle Tube HWT 20-30 year lifespan. High-Efficiency Furnace (id:6769)

3pc Bathroom 9'8" x 8'6"

Bedroom 19'1" x 17'9"

Bedroom 13'5" x 10'9"

Bedroom 13'10" x 10'11"

Utility room 11'6" x 6'10"

Storage 13'3" x 9'10"

3pc Bathroom 9'7" x 6'9"

Gym 13'3" x 11'5"

Media 13'3" x 21'5"

Pantry 13'10" x 4'9"

Laundry room 9'4" x 7'4"

Foyer 10'4" x 17'9"

2pc Bathroom 13'10" x 4'9"

Office 11'4" x 11'1"

Full ensuite bathroom 7'9" x 11'8"

Primary Bedroom 13'5" x 21'1"

Living room 16'9" x 15'8"

Dining room 14'2" x 9'

Listing Presented By:



Originally Listed by:

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Bedroom 13'5" x 11'5"