819 Fernie Court Kamloops British Columbia

$1,329,000

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/quarts 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 19'11'' x 17'7''
Media 13'3'' x 21'3''
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 15'3''
Dining room 14'2'' x 9'7''

Listing Presented By:

ESTATEVUE 360°

Originally Listed by:
Royal LePage Westwin Realty

ROYAL LEPAGE

Royal LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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®, REALTORS® 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.

Bedroom 13'5" x 11'5"

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®, REALTORS® 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.