



2255 McTavish Road B Kamloops British Columbia

\$539,950

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

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

OPEN HOUSE SAT MAY 9 12-2PM. Enjoy a lifestyle built around recreation, fresh air, and tranquility in this brand new 3 bedroom & den Duplex home at an unbeatable entry-level price. Built to STEP 3+ high efficiency standards including triple-glazed windows, heat pump with a/c and full 2/5/10yr New Home Warranty, the home is sure to offer low cost living in a high value location. Peek-a-boo lake views from the property with swimming, fishing and boating nearby, hiking, fishing and hunting with crown land access just minutes from your door, Harper ski hill 20 min away, and Sun Peaks resort 60 min. Plus essential community amenities all within 5 minute drive - general store, elementary school, public beach and park, boat launch, and volunteer firehall. This basement-entry 1/2 duplex-style home is set up with 1 bedroom, den and full bath down, AND 2 bedrooms, 1 full bath up incl primary bedroom with walk-in closet and cheater ensuite. The inviting main floor also includes an open family and entertaining area incl functional kitchen with lovely island feature, full s/s kitchen appliance package, large living and dining area with picture window and access to a private upper floor deck offering valley views. Many quality features throughout incl custom lighting, durable vinyl plank flooring, and a clean neutral colour palette, All Appliances - W/D included, 60gallon hw tank, and fully insulated garage. The exterior of the home is clad in hardi-plank siding and smart trim, black metal roof, black trim work and rustic FIR accents. Excellent water system incl newly drilled well plus cistern and brand-new septic system installed. Call listing Realtor for additional info. All measurements approx. (id:6769)

Foyer 8' x 4'

Laundry room 6' x 4'

Bedroom 13'8" x 9'

Office 13'8" x 9'

Bedroom 13'8" x 9'

4pc Bathroom

Dining room 12' x 6'

Bedroom 11' x 7'

4pc Bathroom Measurements not available

Primary Bedroom 12' x 11'

Living room 12' x 10'

Kitchen

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.