



## 5045 VALLEY DRIVE 13 Kamloops BC

\$719,999

Experience mountain living at Powder Heights, Sun Peaks' latest alpine development. This stunning 2-bed, 2-bath home provides easy ski-in/out access to Orient and Morrisey chairlifts, granting access to 4,270 acres of pristine terrain. Perched on the coveted golf course ridge, this residence offers valley views from its patio. Featuring a modern kitchen with stainless steel appliances, cozy gas fireplace and a large ground floor patio area perfect for a hot tub, BBQ and outdoor furniture it ensures comfort and style. Adjacent to the 15th hole Graham Cook designed golf course, it promises an unparalleled mountain experience. Situated near 37km of groomed Nordic trails and offering easy access to Hiking and biking trails, it suits the outdoor enthusiasts. Measurements and dimensions are approximate. Unfurnished, GST PAID, brand-new hot tub, Ski storage. Zoned TA-2 allowing nightly rentals, transferable 2/5/10 home warranty. Call today to book your private viewing.

3pc Bathroom

4pc Bathroom

Entrance 8\8x3\9

Kitchen 11\3x9\1

Living 11\4x15\10

Bedroom 10\9x9\6

Bedroom 11\4x10\1

Listing Presented By:



Originally Listed by:  
ENGEL & VOLKERS KAMLOOPS  
(SUN PEAKS)

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