



## 131 RIVER GATE DRIVE Kamloops BC

\$648,800

New phase new floor plan! Level entry, 2 storey with a daylight walk out basement and suspended slab. Sun Rivers\' newest townhome development! This unit is one of the best units River Gate has to offer with commanding river/downtown views and lots of sq ft. The main floor offers an entertainers floor plan with an open kitchen/living and dining room with access to the deck to enjoy the sunsets. The upper floor has two large bedrooms with a full bathroom and a spacious Primary suite with a large walk-in closet and a five-piece ensuite bathroom. The basement has a large open rec room, full bathroom, and full suspended slab under the garage that would make the perfect media room! These gorgeous homes come fully finished with AC and window coverings. Appliances not included. Book your showing with the LB today!!

4pc Bathroom

2pc Bathroom

4pc Bathroom

4pc Ensuite

Office 8\'8x8\'10

Living 11\'8x14\'9

Kitchen 14x12

Dining 13\'10x10

Mast BR 12\'2x11\'8

Bedroom 9\'11x10\'5

Bedroom 10x11\'4

Utility 7\'2x6\'2

Den 20\'4x11\'6

Rec Room 20\'4x28

Listing Presented By:



Originally Listed by:  
EXP REALTY

trevor@finchgroup.ca  
<http://www.kamloopshousehunter.com/>



Royal

**Lepage Kamloops Realty**

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324  
mikeshannon@royallepage.ca