



## 2683 ORD ROAD 144 Kamloops BC

\$650,000

Welcome to the only rancher available in the beautiful Catalpa Community development! This extremely rare unit has a double car garage, fully fenced backyard (professionally maintained), two bedrooms, two full bathrooms, high quality finishings including quartz countertops throughout, and a large patio to entertain! The location of this unit is arguably the best of all homes on site, given the buffer between you and the next row of homes. Catalpa Community boasts its own private walking trail, large park with picnic tables, community garden beds, and is located near Kamloops Golf and Country Club as well as the river's trail / beaches located just south of Kamloops Airport. The low bareland strata fee of \$173/mo includes landscaping, water, sewer, common area snow removal and property management! Don't miss this unicorn! (Only 8 double car garage ranchers in the entire 73 home development!). No gst. Built in 2020 - still covered by home warranty. Easy to lock and go!

5pc Ensuite

3pc Bathroom

Mast BR 11'8x13'4

Living 16'8x13'6

Kitchen 12'11x11'2

Dining 11'7x13'10

Entrance 6'4x9'3

Bedroom 12'6x10'6

Laundry 8'6x4'8

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(KAMLOOPS)

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