



# 1603 HILLCREST AVE Kamloops BC

\$634,900

This 3 Bedroom 2 bath home with double garage is on a corner lot in popular Batchelor Heights. In 2012 it had significant renos including a beautiful kitchen upgrade which included removing a dividing wall and moving to an open-design concept. The kitchen, dining and living room are wide open! New wood millwork and counters and pot lights were installed. Renos also included Low E windows, HE furnace and heat pump and some flooring, sundeck just resurfaced. The seller states the roof, dishwasher and hot water tank are approx 1 year old. The upstairs level has 3 bedrooms, main bathroom, upgraded kitchen and dining area plus large living room with a sundeck with a view over the city and valley. Lower level has a large family room (currently set up as a bedroom), a second bathroom and functional laundry room. Access to the double garage is from Linthorpe Rd. Patio area off the kitchen and terraced backyard with fruit trees. Central air/heatpump and all appliances are included.

3pc Bathroom

4pc Bathroom

Kitchen 9\5x13

Dining 10\11x9\10

Living 13\5x16\7

Bedroom 12\9x11\1

Bedroom 6\8x9\8

Bedroom 8\9x10\1

Entrance 6x7\3

Family Room 15\11x21\8

Laundry 9\2x7\3

Listing Presented By:



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