



1658 BALSAM PLACE Kamloops BC

\$1,375,000

PRICE INCLUDES GST & FINISHING REMAINDER OF BSMNT. Two storey home with a walk-out basement offers a bright and open main floor plan with 9' ceilings and approx 18' ceiling in the lvg room a bdrm/office and a 4 piece bth with access to the mud/laundry room and large garage with 13'6x8 shop area. Large windows allowing the lvg, dng and kitch to have lots of natural light. Quartz counters throughout and great backsplash in kitch. Frigidaire Professional fridge, 36" induction stove and dishwasher. Partial covered deck to cool of in the shade as well as a sundeck for the sun lovers & unobstructed valley view. Upstairs with 9' ceilings, enjoy 2 great sized bedrooms a 4 piece bathroom, grand master bedroom that enjoys the fantastic views, walk-in closet and 5 piece bathroom w/ heated floors. The 1800 sqft lower level will have 882 sq.ft. finished with 1 bdrm, 4 piece bath and rec room. Bsmnt also allows 1 bdrm suite with separate entrance. Front/back irrigation.

4pc Bathroom
4pc Bathroom
4pc Bathroom
5pc Ensuite
Living 16x13\\6
Kitchen 13\\6x11
Dining 14x10
Entrance 9\\10x5
Bedroom 10\\8x12\\9

Bedroom 11\\2x9
Bedroom 10x12
Mast BR 12x16\\4
Bedroom 13x10\\4
Rec Room 13\\6x20
Storage 3x6
Storage 5x6
Other 8x15

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE KAMLOOPS
REALTY

je-matt@hotmail.com
www.jessicamattrealestate.com



Royal

Lepage Kamloops Realty

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324
mikeshannon@royallepage.ca