



# 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 lvgn, 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:



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