



## 260 RUE CHEVAL NOIR 2 Kamloops BC

\$1,100,000

This well-positioned single-family residence in a bare land strata offers all the conveniences without maintenance headaches. Maximizing space with a side yard entrance offers fantastic street appeal complete with strategic post beam work accents to be enjoyed! Inside we find an open floor plan with meticulous attention to detail. Both the main and lower walkout floors cater to a variety of lifestyles. The clubhouse, just steps away, boasts pool facilities and hot tubs for your enjoyment, with no upkeep required. For golf enthusiasts, the oversized, 50% covered sundeck provides panoramic views of players approaching the green and teeing off on one of Canada's most prestigious inviting fairways. Additional perks include curbside pickup, a meticulously manicured yard for personal time with potential for a cool winter night hot tub area with maximum privacy. This property truly has something for everyone - an exceptional opportunity!

5pc Bathroom

4pc Bathroom

4pc Ensuite

Kitchen 10x13\3

Dining 10\6x15

Living 15\3x15\9

Mast BR 13x13\6

Bedroom 15x12

Bedroom 10x10\6

Family Room 14x24

Bedroom 15x10

Den 12x11\6

Storage 28\6x21\6

Listing Presented By:



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Royal

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