



## 2007 PARKCREST AVE Kamloops BC

\$1,400,000

In sought-after Brocklehurst, 2007 Parkcrest Ave combines location, comfort & potential. Close to schools, this 0.66-acre lot has 2 homesa??totaling 9 beds & 4 baths. Main home: 3600 sqft, 4 beds, 2 baths, desirable wood-burning fireplaces & fresh upgrades including a new deck & above ground heated pool. Enjoy summers in the pool & hot tub amidst serene surroundings! Second home: 1500 sqft, 5 beds, 2 bathsa??great for guests, family, or rental income. Upgrades in both homes include: updated kitchens, hardiboard siding, newer windows, 200-amp service, more! 3 modern kitchens offer space for meal prep. Outside: large flat, fenced yard, u/g sprinklers, heated pool, hot tub, huge carport & extra parking, even for RVs. RT1C zoning plus potential for subdivision for 2 titlesa??great for investors or bringing large families together. Bus stop in front of property. Perfect for large families, investors, or anyone seeking great value. All measurements are approximate and taken from iGuide.

3pc Bathroom  
4pc Bathroom  
4pc Bathroom  
3pc Bathroom  
Kitchen 18\\'2x11\\'7  
Kitchen 11\\'5x15\\'5  
Dining 18x23\\'8  
Living 10\\'3x22\\'2  
Living 11\\'5x17\\'2  
Den 7\\'10x9\\'2  
Laundry 7x7\\'9  
Laundry 6\\'5x9

Mudroom 7\\'11x10\\'5  
Bedroom 6\\'1x7\\'11  
Bedroom 12\\'4x8\\'10  
Bedroom 11\\'5x12\\'7  
Bedroom 14\\'9x11\\'2  
Bedroom 11\\'5x9\\'1  
Bedroom 12\\'3x16\\'5  
Bedroom 10\\'8x12\\'4  
Office 18x7\\'5  
Rec Room 22\\'3x26\\'8  
Utility 18\\'3x11\\'6  
Family Room 28\\'11x15\\'8

Listing Presented By:



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