



## 641 SHUSWAP ROAD E 220 Kamloops BC

\$849,900

Welcome to unit 220 located in the beautiful gated community of Sienna Ridge, close to downtown Kamloops. This 2920 sq ft. level entry rancher with 3 beds and 3 baths is perfect for everyone and has a prepaid sublease (Aprox \$41,000 value), big savings because the cost of the sub lease is tied to inflation annually. The main floor has an open floor plan with a large living room, large windows, kitchen with island, pantry, laundry, private master and ensuite with walk in closet. The ceilings run up to 11ft and the finishing is high end with quartz in kitchen and baths. The downstairs is perfect for guests, having a large rec/family room, bedroom, bathroom and even having space for a media room, 2nd bedroom. A covered patio runs off the dining room with gas BBQ hook up Plus, the fenced yard adds to the privacy. The HOA fee is \$188.16 per month and includes landscaping, snow clearing, water, sewer, garbage & recycling and pets are allowed with restrictions. Measurements are approximate.

4pc Bathroom

4pc Bathroom

4pc Ensuite

Bedroom 10\10x11\8

Bedroom 11x15\2

Dining 11\6x11\10

Entrance 5\8x6\9

Kitchen 11\6x13\4

Laundry 9\2x10\2

Living 15\8x17\7

Bedroom 13x15\6

Rec Room 26\3x27\6

Storage 10\11x9\7

Other 13\8x25\3

Listing Presented By:



Originally Listed by:  
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