



## 248 BELMONTE STREET Kamloops BC

\$795,000

Lock and go lifestyle, & golf course views in Sun Rivers! Tuscan-style designed community featuring a fully-finished, 3-beds & 3-full baths Rancher w/ walk-out basement. Professionally painted 2-yrs ago in neutral color, minimalist design, many upgrades, and great utilization of space. Open concept main level w/ access from kitchen to nearly 600sqft courtyard area & first covered deck. 2-bdrms, 4pc bath, ensuite & laundry on the main. (Second bdrm can also be used as den). The MBR has a walk-in closet w/ new custom organization, walk-in shower, heated floors, dual sinks & natural light w/ large skylight. Quartz countertops in kitchen, bathrooms & laundry. Upgraded flooring, & heated floors in all bathrooms. Modern white shaker cabinets throughout. The kitchen has to the ceiling cabinets with lots of storage and Kitchen Aid appliances. The walk-out basement living/rec room area goes to the second covered deck; room for a hot tub. Large bdrm w/ semi-ensuite. A must see!

4pc Bathroom

3pc Ensuite

Bedroom 11\10x13\6

Bedroom 11\6x9\5

Kitchen 9\4x14\2

Mast BR 12x15

Living 12x11\4

Media/Theatre 10\7x13\8

Storage 11\10x5\9

Rec Room 14\8x13\8

Listing Presented By:



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