



## 3331 MCGREGOR ROAD Kamloops BC

\$484,900

Welcome to this 2014 SRI Homes of Kelowna manufactured home. With over 1100 square feet of living space, this 16 x 70 foot model offers a spacious and open floor plan, perfect for comfortable living. Seller states the home is a winter-pack model with lower heat loss. Easy access from living room via double doors to the backyard and shop area. The home has good use of windows and is bright. A high-end pellet stove, and forced air furnace allows you to say cozy and warm when required. The master bedroom has a large walk-in closet and 4-piece ensuite, while the guest bedroom is conveniently located at the opposite end of the home near the main 4-piece bathroom. Sitting on approximately 0.42 acres, the property features a well-insulated 30x14 detached workshop with approved electrical service. A post and beam carport, proximity to Pinantan Lake, and a short distance from Kamloops complete this desirable package.

4pc Ensuite

4pc Bathroom

Living 18\3x14\9

Kitchen 14\9x12

Mast BR 14\9x11\7

Laundry 11\2x9\4

Bedroom 9x8\10

Listing Presented By:



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