



## 641 SHUSWAP ROAD E 338 Kamloops BC

\$884,900

Beautiful Sienna Ridge lvl entry riverfront home located at the far east end w/only 1 neighbor & lots of parking. Several upgrades throughout home. Main entry has lrg foyer, a bdrm/office & 3pc bath w/WI shower. Great rm open flr plan feats 11ft coffered ceilings in lvgrm, tile nat gas f/p, dining space w/south facing covered deck & kitch w/SS appls, custom pantry shelving & stone counters. Main bdrm has high tray ceiling, upgraded WI closet w/custom built ins. 4pc ensuite has WI shower w/bench. Bsmnt w/upgraded carpet & incls 2 lrg bdrms, 4pc bath, famrm w/walk out to 2nd patio, yard & storage. Storage shelving incld & could be finished as theatre/gym. Also incl 2 car garage & 2 car driveway. Central a/c, NG BBQ hook up & fenced yard w/irrigation. HOA fees cover garbage & recycling, water, sewer, yard maintenance & snow removal. RV storage on site (for a fee & subject to availability). Day before notice appreciated for showings. HOA fee \$408.40 (\$220.24 sublease & \$188.16 HOA)

4pc Ensuite  
 4pc Bathroom  
 3pc Bathroom  
 Kitchen 13\'\'4x12  
 Dining 11\'\'6x11\'\'2  
 Great Room 15x13\'\'6  
 Mast BR 12\'\'10x15  
 Bedroom 10\'\'8x18\'\'5

Bedroom 12x11\'\'6  
 Laundry 5x8  
 Entrance 7\'\'2x9\'\'5  
 Family Room 15\'\'1x24\'\'3  
 Bedroom 13\'\'6x10\'\'8  
 Storage 18\'\'2x20\'\'5  
 Utility 10\'\'8x7\'\'7

Listing Presented By:



Originally Listed by:  
 CENTURY 21 EXECUTIVES REALTY  
 LTD (KAMLOOPS BRANCH)

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