



## 3099 SHUSWAP RD 40 Kamloops BC

\$369,900

Welcome to one of the best locations in Country View Estates, perched at the quiet end of the park with stunning south facing mountain and river views! Enjoy sprawling views day or night from the peace and tranquility of your covered 280 sq ft deck or from the warmth and comfort inside your spacious rancher style home. Offering two bedrooms and a den with french doors to the living room, two full bathrooms including an ensuite with double sinks & a soaker tub and a generous sized kitchen with an abundance of timeless white cabinetry & updated stainless steel appliances. Tastefully updated laminate flooring through the main living area, roof in 2022, hot water tank replaced in 2021, central air conditioning, central vac, water softener, reverse osmosis laundry sink & storage shed are some of the additional benefits that complete this home! Quick possession possible.

3pc Bathroom

4pc Ensuite

Kitchen 11\8x12\10

Dining 11\4x12\10

Living 12\10x15\4

Entrance 4\3x9\1

Den 7\6x13\7

Bedroom 12\10x13\8

Bedroom 9\5x10\4

Laundry 7x9\5

Listing Presented By:



Originally Listed by:  
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