



1195 14TH STREET 43 Kamloops BC

\$544,900

Welcome to the highly sought-after Orchard Village, units like this don't come up often! Move-in ready, one of the larger units in the complex w/over 2500 sqft offers everything you need for single-level living. Vaulted ceilings and many windows flood the home w/nat light. Main flr features welcoming lvg rm, spacious modernized kitch , cozy eating area w/charming window seat and access to the cov patio (delightful spot for relaxation), sep din area, convenient main flr laundry and bdrm with WI closet and cheater 4pce bath. Bonus loft has a flex rm that can be a studio, TV rm or office and another lrg bdrm w/full ensuite and WI closet. Full fin bsmt has spacious fam rm, hobby rm, den, 3pce bath and additional flex rm that could easily be used as a guest bdrm. Updates over the yrs include flooring, paint, kitch, several new appliances, furnace and C/A. Tons of storage and double garage for ample parking. Low bareland strata fee \$140. Excellent location close to transit and shopping.

3pc Bathroom

4pc Bathroom

4pc Ensuite

Kitchen 11\6x13\5

Nook 10\4x15\5

Dining 11\1x8\4

Living 13\4x15\7

Bedroom 10\3x11\3

Bedroom 14\5x11\10

Hobby Room 10\8x6\11

Utility 12\5x7\5

Rec Room 16\2x26

Den 10\3x11\3

Family Room 16\11x22\6

Mast BR 14\7x11\8

Listing Presented By:



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