



all renderings are an artist's representation and are subject to change

## 5004 SUN RIVERS DRIVE Kamloops BC

\$729,000

Introducing Phase 1 of Ladera, the newest townhome lifestyle experience at Sun Rivers Resort Community. Designed for low-maintenance living, Ladera offers 2-4 bdrm/3-4 bathroom multi-level homes, ranging from approx. 2071-2645sqft, over a variety of layouts. All units are fully finished, including appliances and blinds. The meticulous design offers bright living spaces with 9ft ceilings, large windows, daylight lower levels, and ample parking. The kitchens include extended height uppers, modern integrated hardware, quartz counters, islands, panelized fridges, and more. Attention to detail is evident from the exquisite ensuites, to the 8a?? sidelite entry door (most plans), to the expansive outdoor spaces. Every unit is approaching Step 4 Energy Rating and contains geothermal heating and cooling, ICF foundations, and R/I EV. Phase 1 is under construction; possession dates range from March 2024 to September 2024.

4pc Bathroom

5pc Bathroom

2pc Bathroom

Kitchen 10\2x8

Living 13x12\4

Dining 14\3x8\10

Bedroom 13x11\9

Bedroom 12x12

Laundry 11x5\7

Family Room 13\9x17\7

Bedroom 12x9\8

Listing Presented By:



Originally Listed by:

ENGEL & VOLKERS KAMLOOPS

[chris.town@evrealestate.c](mailto:chris.town@evrealestate.c)

<https://christown.evrealestate.com>



Royal

**Lepage Kamloops Realty**

322 Seymour St , Kamloops, BC,

Phone: 250.819.3324

[mikeshannon@royallepage.ca](mailto:mikeshannon@royallepage.ca)