



## 6099 MEADOWLAND CRES Kamloops BC

\$1,250,000

Welcome to 6099 Meadowland Crescent N, The one you've been waiting for. The home consists of 3 bedrooms up + 2 baths, with a spacious and open kitchen, dining & living rooms that lead to a large bright sunroom used as an office. A beautiful & large 2 bedroom suite below. A large storage bunker below w/ separate outside access. The highly sought after location features a huge 40 x 30 detached shop with 14'?? ceilings & double doors 12'?? x 14'??, radiant in-floor heat, wood stove, beautiful 4pc bath w/ hot water on demand, stacker laundry, wet bar and a bedroom or office upstairs with separate electric heat. Some of the numerous upgrades include: roof, A/C, Furnace, pot lights, Alan block in front, landscaping throughout, new hardie siding on house. This 1/2 acre property is a perfect combo of city & country living just 15 min to downtown. Horseback, dirt biking & hiking just steps away. Elementary school 1 block! Tons of parking and so much more you must see to appreciate the pride in ownership here.

4pc Bathroom  
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 3pc Ensuite  
 Office 24'7x18'9"  
 Storage 15'5x9'7"  
 Dining 12'4x14'1"  
 Living 13x18  
 Living 16'7x13'8"

Kitchen 12x12  
 Kitchen 11'11x12'9"  
 Bedroom 16x12  
 Bedroom 8'9x10'8"  
 Bedroom 16x12  
 Bedroom 9'11x9"  
 Mast BR 12'1x11'7"  
 Entrance 4x13'2"

Listing Presented By:



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