



## 619 ST PAUL STREET Kamloops BC

\$1,080,000

Absolutely stunning Heritage home that's totally renovated with self contained 2 bedroom legal suite. This home features an enclosed porch to the main entry leading to a bright living room w/gas fireplace. Open floor plan flows through the elegant dining room, to the island kitchen w/wall of cabinets, quartz counters, SS fridge, 2 ovens & Thermador gas cooktop. Cozy fam/room w/original brick gas f/p opens to private courtyard w/fountain & hot tub included. Main has 2 bedrooms, 4pc bath & master with ensuite. Basement divided to give more 2 bedrooms & 4pc bath for main use. Furnished legal suite has its own entry, laundry, power & heat with large windows. Fenced yard has 2 car garage w/lane access & RV parking. Central a/c, oak & fir HW flooring, updated HVAC & on-demand H/W. All plumbing & electrical, landscaped w/irrigation, paving stone walk ways & Trex decking. Located walking distance to all downtown amenities. Suite used as Air B&B with amazing returns for mortgage helper.

4pc Bathroom  
 4pc Bathroom  
 4pc Ensuite  
 4pc Bathroom  
 Kitchen 9\6x9\4  
 Kitchen 14\10x10\3  
 Dining 13\10x10\8  
 Living 16\10x9\8  
 Living 13x12  
 Bedroom 10\4x12\4

Bedroom 11\1x9\6  
 Mast BR 12\2x13  
 Entrance 9\10x4\3  
 Entrance 7x4\5  
 Porch 8\6x8\6  
 Family Room 13\11x11\1  
 Bedroom 10\9x8\8  
 Bedroom 9\8x12  
 Bedroom 10\7x10\2

Listing Presented By:



Originally Listed by:  
 RE/MAX REAL ESTATE  
 (KAMLOOPS)

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