



# 1469 SPRINGHILL DRIVE 7 Kamloops BC

\$449,900

Welcome to Springhill Garden, an excellent opportunity for first-time homebuyers or investors. This townhome boasts three bedrooms and 1.5 bathrooms, meticulously maintained and strategically located for convenient access to essential amenities. The lower-level basement, accessible through the carport, offers a versatile space suitable for a home gym or workshop, featuring direct entry to the adjoining laundry/storage room. Recent upgrades include a new hot water tank installed in 2023, along with the replacement of floors, air conditioning, furnace two years ago and windows changed three years ago. Residents can enjoy the outdoor pool, creating an ideal retreat for warm summer days. Whether you're entering the housing market for the first time or contemplating downsizing, this impeccably maintained townhome is a must-see. All measurements are approximate; buyers are advised to verify if deemed crucial. Welcome to your new home at Springhill Garden.

2pc Bathroom  
4pc Bathroom  
Living 11\\6x11  
Dining 9x6  
Kitchen 15x7  
Entrance 7x4

Rec Room 14\\6x11  
Laundry 11x7  
Mast BR 14\\6x11  
Bedroom 8\\6x9  
Bedroom 12x10\\2

Listing Presented By:



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