



## 90 CHAPMAN PLACE Kamloops BC

\$769,900

Great cul de sac location with a 2-bedroom suite as a mortgage helper or great investment. Lots of off road parking on the long driveway & shop easily converted back to a single garage. Main floor enjoys a sunken living room w/hardwood floors and classy gas fireplace. Open plan main has dining w/lots of built in cabinets Patio doors open to the large wrap around deck. Island kitchen has gas range, fridge, dishwasher & microwave plus stacking washer/dryer & pantry. 4pc main bath. 3 bedrooms up with master enjoying 3pc ensuite. Basement suite is bright with large living/dining room w/vinyl plank flooring. Spacious new kitchen includes stove, fridge & dishwasher, washer & dryer. 2 bedrooms plus 3pc bathroom as ensuite. Yard is fenced and great added store room with power under the deck. Lots of updates. Gutters 2017, Roof & HW tanks 2019, Furnace & suite kitchen 2021, Air Conditioner, suite washer & dryer & Front Rubberstone steps 2022. All big items looked after as rental investment

3pc Bathroom  
4pc Bathroom  
3pc Ensuite  
Living 15\\'8x12\\'1  
Living 18\\'3x13\\'4  
Dining 12x9  
Dining 11x10\\'9  
Kitchen 10\\'2x12\\'8

Kitchen 11\\'5x10\\'9  
Bedroom 9x10  
Bedroom 10x8\\'4  
Mast BR 11\\'8x11\\'8  
Bedroom 11x11\\'3  
Bedroom 10\\'8x8\\'5  
Storage 19\\'3x11  
Den 12\\'8x6

Listing Presented By:



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

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