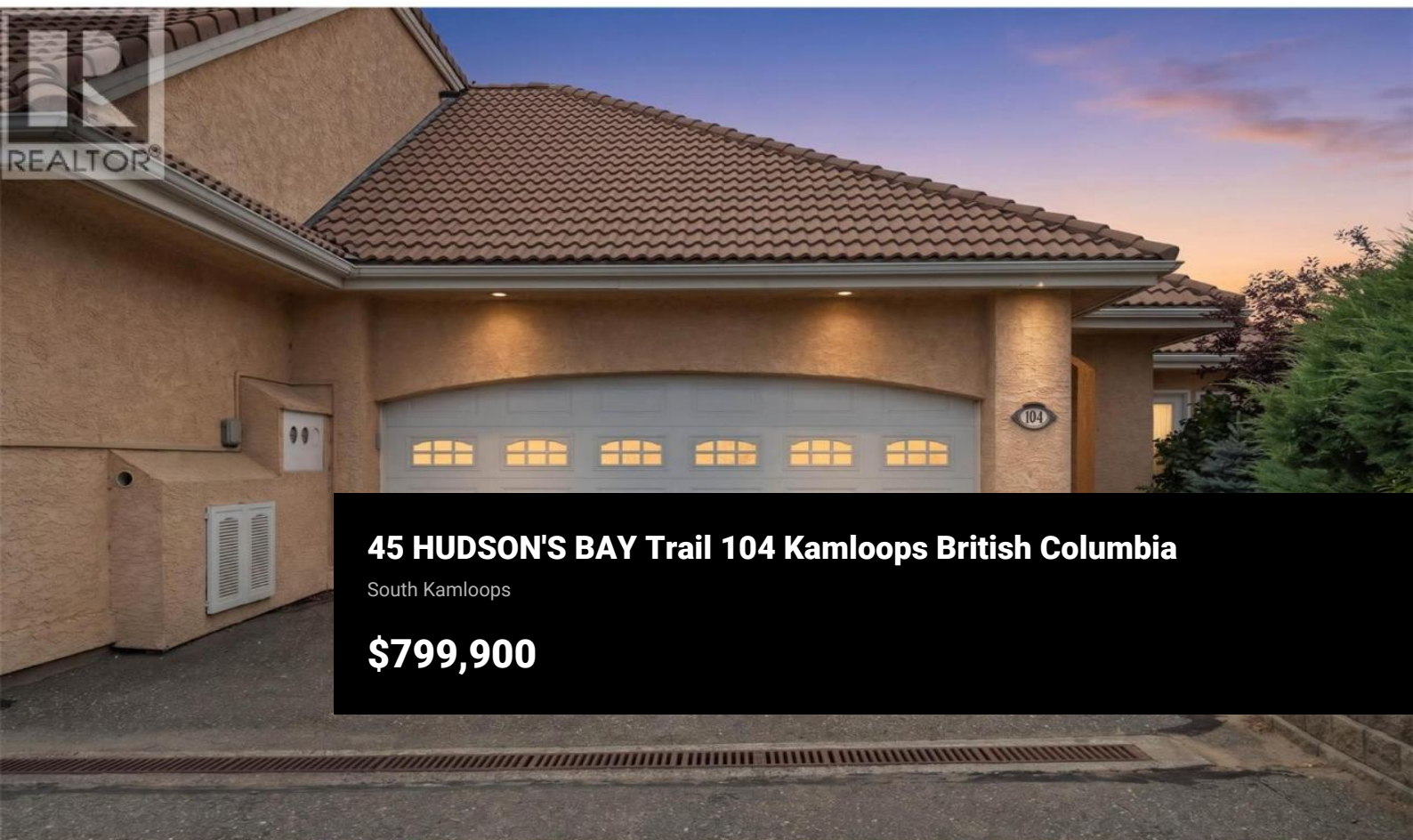




45 HUDSON'S BAY Trail 104 Kamloops British Columbia

South Kamloops

\$799,900



Rare offering of this premier view location of 55+ Arbutus Estates. From the vaulted ceilings to the spectacular view, this unit will impress. A grand foyer opens to the living room with dramatic vaulted ceiling open to the upper mezzanine & feature gas fireplace. The formal dining room captures the view & leads to the large view deck. The thoughtfully designed kitchen includes pull-out cabinetry & includes all appliances & nook. A generous guest bedroom with convenient 3-piece bathroom, plus laundry & mudroom on the main. The upper level is the primary suite, complete with a chair lift offering added accessibility & peace of mind. The spacious primary overlooks the living room & enjoys a large walk-in closet & ensuite with jet tub. The basement expands your living space with large daylight windows for natural light in the rec room with gas fireplace, home office area, games room, convenient 2-piece bathroom plus a large workshop, and large storage room with shelving. Home includes central air, new hot water tank, a spacious double garage & front parking. Residents of Arbutus Estates enjoy the security of a gated community, clubhouse, and outdoor swimming pool. This is a rare opportunity to own one of the community's most desirable view properties—a home that perfectly combines generous living spaces, thoughtful accessibility, spectacular scenery, & the carefree lifestyle...



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