



2794 Sunset Drive Kamloops British Columbia

Valleyview

\$915,000



Beautiful home in VALLEYVIEW located at the end of a no-through street with panoramic MOUNTAIN VIEWS. This LARGE 17,316 SQ FT LOT HAS R2 ZONING and allows for FUTURE DEVELOPMENT POTENTIAL with potential for up to 4 dwelling units (check with city). This large 2,600 sq ft family home has been well cared for and comes complete with a 2-BEDROOM IN LAW SUITE downstairs giving you great rental income for the savvy investor who wants to develop in the future. This home has 2-bedrooms and 1-bathroom on the main level, with a spacious open concept living room and kitchen with sweeping mountain views. Living room has vaulted ceilings with exposed beams & a real wood burning fireplace with floor-to-ceiling stone. Downstairs there is a shared laundry room, and a 2-bedroom 1-bathroom basement suite. Upstairs and downstairs each have their own natural gas furnaces with separate controls. Upstairs had a new high efficiency furnace installed in 2021. Hot water tank replaced in 2022. Home has central A/C and was replaced in 2023. This home has a large 26' x 22' DETACHED GARAGE & WORKSHOP ready for your projects or for the car enthusiast. Home has 200-amp electrical service, and a separate 30-amp service for the shop. Huge driveway can accommodate up to 6 cars & RV parking. The huge backyard has a large 16' x 36' swimming pool with a new liner installed recently. This home is waiting for its...



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