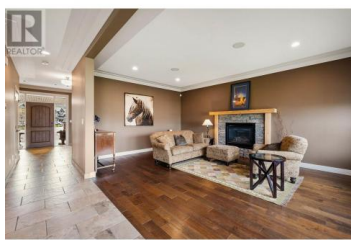




## 341 FERNIE Place Kamloops British Columbia

South Kamloops

**\$1,499,900**



Located in Guerin Creek Estates, this custom-built home combines luxury, comfort, and functionality in one of Kamloops' most desirable neighbourhoods, walking/biking distance to TRU and downtown. Minutes from shopping, schools, and all conveniences. Built in 2010 on a fully landscaped lot this 6-bedroom, 4.5 bathroom home offers stunning views of the City and the Thompson River valleys. Backing onto Guerin Creek. Upstairs features 3 spacious bedrooms, two with walk-in closets, and a gorgeous spa-like primary suite with heated floors. Primary has a covered balcony with views. The kitchen is a chef's dream with a massive island, built-in side-by-side fridge/freezer. There's ample covered outside living with a 14'x12' covered patio with natural gas BBQ hookup—perfect for entertaining. The lower level includes a sound-insulated media room, exercise room, ample storage, and a fully self-contained in-law suite with private entry, laundry, and storage. Additional highlights include: central A/C, heat pump, central vac, on-demand hot water, alarm system, concrete tile roof, extra parking with RV space, and a 3 vehicle oversized garage including a 12' x 25' third bay. The exterior boasts a welcoming large, covered front porch and entry, raised garden beds, underground sprinklers, and secure storage area under the porch. This is a rare opportunity to own a thoughtfully designed, move...



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