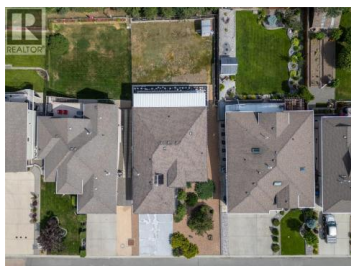




3727 OVERLANDER Drive Kamloops British Columbia

Westside

\$1,299,999



Custom-built riverfront rancher with a basement, steps from The Dunes Golf Course. This energy-efficient 5-bed, 3 bath home offers a functional layout with 9' ceilings, a spacious living room with hardwood flooring a gas fireplace, large windows with river views, a well-designed island kitchen with granite counters, custom cabinetry, and a double-door pantry, plus a dining area that opens to a full-length covered deck with a natural gas BBQ hookup. There are four bedrooms on the main floor, including a primary suite with deck access, a walk-in closet, and a 4-piece ensuite with a soaker tub. The front bedroom with double doors off the foyer works great as a home office. The main floor laundry includes appliances and leads to the attached double garage. Long, double driveway offers extra parking for guests or larger vehicles. Downstairs features a finished walk-out basement with radiant floor heat, a large rec room, a media room, a 5th bedroom, a 4pc bath, and plenty of storage. Access to a covered patio and hot tub area from the basement. Solar panels, geothermal heating/cooling, sun tunnels, underground sprinklers, central vac, and a low-maintenance yard with direct river access. Suite potential and Close to school for the kids, parks, stores and the other amenities of daily life. (id:6769)

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