



## 755 Barrie Drive Kamloops British Columbia

Brocklehurst

**\$849,900**



Beautifully Maintained Family Home w/ Heated Shop Near MacArthur Island Park. Immaculate & move-in ready! This home sits in a quiet, family-friendly neighbourhood close to schools & MacArthur Island Park. Thoughtfully upgraded throughout w/ quality materials & modern touches. Inside feat: Hardwood floors, refreshed trim & baseboards, + modern vinyl windows throughout. Bright updated kitchen & dining area offer plenty of space for family gatherings. The updated main bath feat: dual sinks, tile surround & a stylish backsplash. Upstairs offers 3 comfortable bedrooms, while lower level includes a brand-new in-law suite perfect for extended family or rental income. Updates include a 200-amp electrical service, newer furnace & heat pump, Vivint security system & a 7-zone irrigation system. Outside is a standout 24'x30' natural gas-heated shop w/ 10' ceilings, slab-on-grade construction, roughed-in plumbing for a wash basin, a 60-amp sub panel, welder & compressor circuits + a 240V 50-amp GFCI outlet ready for a hot tub, sauna, or EV charger. The upgraded rubber driveway provides durable parking for RVs or trailers. Additional highlights: heated tile floors in both bathrooms, a new PVC sewer line w/ RV sani-dump option, new 1" PEX water main, natural gas hookups for BBQ & an 8'x10' PVC garden shed on a concrete slab. Polished, move-in-ready home offering exceptional comfort, functi...



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