



45 HUDSON'S BAY Trail 104 Kamloops British Columbia

\$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 you've been waiting for. Come experience why homes in this premier location are so seldom available. (id:6769)

Listing Presented By:



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Royal

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4pc Ensuite bath Measurements not available

Primary Bedroom 16'9" x 19'2"

Office 10' x 10'

Great room 17'3" x 23'2"

Recreation room 19'8" x 13'8"

Storage 28'6" x 13'4"

Workshop 12'3" x 11'6"

2pc Bathroom Measurements not available

Mud room 8'4" x 7'6"

Foyer 9' x 16'9"

Living room 21'2" x 17'4"

Dining room 12' x 14'3"

Bedroom 13'4" x 11'

3pc Bathroom Measurements not available

Kitchen 13'6" x 11'2"

Dining nook 8' x 11'

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Laundry room 4'8" x 10'2"