



## 2400 Coldwater Drive 106 Kamloops British Columbia

\$738,800

Welcome to Phase 3 at The Landing in Juniper West, a sought-after neighbourhood surrounded by parkland, scenic trails, and beautiful views of the river and mountains. This basement-entry duplex offers a quiet and peaceful setting with a functional layout. The main entry level features a den, a family/living room, one bedroom, and a full bathroom, providing flexible space for guests, a home office, or additional living area. Upstairs you'll find bright open-concept living with vaulted ceilings, a spacious kitchen with island and Samsung appliances. The dining area has access to the deck, perfect for enjoying the surrounding views. This upper level includes two bedrooms, one of which is the primary suite featuring a walk-in closet and a private ensuite, as well as convenient laundry. The fully fenced backyard backs onto green space, offering privacy and a natural setting. Built to Step Code 4; this home is near net-zero-energy and considered high performance for energy efficiency in new construction. With a dark interior colour scheme, window coverings included, and low bareland strata fees, this home is move-in ready. \*Please note, listing photos and video are from Unit 101, previous show suite. (id:6769)

Utility room 8'5" x 4'2"

Den 5'8" x 9'4"

Recreation room 21'6" x 12'7"

Bedroom 10'1" x 11'10"

4pc Bathroom Measurements not available

Foyer 11'6" x 13'4"

Laundry room 4'5" x 2'11"

Dining room 6'11" x 11'1"

Kitchen 12'6" x 15'4"

Living room 13'0" x 10'1"

4pc Ensuite bath Measurements not available

Primary Bedroom 10'7" x 14'0"

4pc Bathroom Measurements not available

Bedroom 10'2" x 10'4"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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