



# 38 Rue Cheval Noir Other 113 Kamloops British Columbia

\$1,050,000

Latitude at Tobiano -- a prestigious new lakeside community perched above the shores of Kamloops Lake, sets the stage for this stunning basement-entry home offering over 2,600 square feet of thoughtfully designed living space. Including a 715-square-foot roughed-in one-bedroom suite, offering the opportunity for multi-generational living or additional rental income. The open-concept main floor showcases elegant built-ins in the living room and a modern kitchen complete with quality appliances. In total, there are four bedrooms plus the suite, and three bathrooms, providing ample space for family and guests. The impressive primary suite features a generous walk-in closet and a spa-inspired four-piece ensuite with double vanity and walk-in shower. The property comes fully landscaped for a complete move-in-ready experience. Located within a bareland strata community, fees include strata insurance and management, landscaping of shared areas, snow removal, and street cleaning for added peace of mind. Encircled by the celebrated Tobiano Golf Course, now GreenTee Country Club, with a full-service marina, and endless outdoor adventure -- from hiking, biking, and horseback riding to boating and fishing just minutes from your door. This fully finished home offers a refined blend of comfort, convenience, and resort-style living in one of the area's most sought-after settings. Estimated Completion Winter 2025. \*Please note TRA Fee will apply once occupancy takes place, amount to be determined upon assessed value (pending). (id:6769)

- Utility room 8'6" x 2'8"
- Storage 11'3" x 7'5"
- Laundry room 5'10" x 5'8"
- Foyer 7'2" x 9'0"
- Pantry 7'8" x 3'0"
- Kitchen 14'0" x 15'0"
- 4pc Ensuite bath Measurements not available
- Primary Bedroom 12'6" x 13'4"

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 ESTATEVUE 360°  
Originally Listed by:  
eXp Realty (Kamloops)



**LePage Kelowna**  
#1-1890 Cooper Road , Kelowna, BC,  
Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

Bedroom 10'1" x 11'11"

4pc Bathroom Measurements not available

Bedroom 10'1" x 11'11"

Bedroom 10'6" x 11'5"

Full bathroom Measurements not available