

1201 PLEASANT Street Kamloops British Columbia

$799,000

Welcome to this beautifully renovated downtown charmer, where timeless character meets modern comfort! Thoughtfully updated throughout, this 3-bedroom, 2-bathroom home offers a warm and inviting atmosphere with wide-plank flooring, natural wood doors and beautifully cased windows that bring together the perfect blend of rustic charm and modern finishes. The gorgeous new kitchen features brand-new, never-used appliances and a fresh, welcoming space to gather. The lower level offers additional living space, a wet bar, new laundry, separate entrance and storage. Extensive improvements include updated insulation, drywall, paint, trim, newer windows and doors, along with a brand-new furnace, A/C and on-demand hot water. Step outside to a beautifully landscaped and irrigated yard, where mature greenery creates a peaceful and private setting in the heart of downtown. The detached garage/shop offers both street and alley access with 100-amp service, while the home benefits from upgraded 200-amp service. Previously approved carriage house plans and renderings are available, adding exciting future possibilities (buyer to verify current requirements with the City of Kamloops). Enjoy the convenience of walking to local restaurants, shopping, schools, transit and all that downtown has to offer. A wonderful opportunity to enjoy the charm of an established neighbourhood with the comfort of extensive modern upgrades! Contact the listing agent for a detailed property upgrade feature sheet. (id:6769)

Storage 7'7" x 11'5"
3pc Bathroom Measurements not available
Laundry room 8'5" x 9'3"
Bedroom 7'7" x 9'5"
Family room 15'5" x 12'6"
Mud room 7'7" x 13'10"
Dining room 8'2" x 14'4"
Kitchen 9'1" x 11'4"
4pc Bathroom Measurements not available
Bedroom 9'5" x 8'11"
Primary Bedroom 9'5" x 11'4"
Living room 15'5" x 11'8"

Listing Presented By:

Originally Listed by:
eXp Realty (Kamloops)

Royal LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

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