



## 127 RIVER GATE Drive Kamloops British Columbia

\$659,900

One of the last premier units at River Gate, Sun Rivers' newest townhome development. This level-entry, 2-storey townhome features a daylight walkout basement and rear decks designed to showcase breathtaking views of the South Thompson River and South Kamloops cityscape. The main floor boasts a bright and open layout with a family-friendly kitchen, living, and dining area, complete with seamless access to the deck--perfect for entertaining or relaxing. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a walk-in closet and a spa-inspired 5-piece ensuite. The fully finished basement offers a generous rec room, a full bathroom, and a versatile 220 sq ft room under the suspended garage slab--ideal for a theatre room, gym, or hobby space. This home comes complete with air conditioning, window coverings, and a monthly HOA fee of \$328.21. Appliances are not included. Don't miss the opportunity to enjoy modern design, incredible views, and all the comforts of this thoughtfully designed townhome. (id:6769)

Bedroom 10'0" x 11'4"

Bedroom 9'11" x 10'5"

Primary Bedroom 12'2" x 11'8"

Full ensuite bathroom Measurements not available

Full bathroom Measurements not available

Recreation room 20'4" x 28'0"

Den 20'4" x 11'6"

Utility room 7'2" x 6'2"

Full bathroom Measurements not available

Dining room 13'10" x 10'0"

Kitchen 14'0" x 12'0"

Living room 11'8" x 14'9"

Office 8'8" x 8'10"

Partial bathroom Measurements not available

Listing Presented By:



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RE/MAX Real Estate (Kamloops)

<http://www.indybal.com/>



Royal

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