



1298 BRECHIN Place Kamloops British Columbia

\$1,259,000

Welcome to this beautifully designed basement entry home on a corner lot in sought-after Aberdeen Highlands. Thoughtfully crafted with quality finishes throughout, this brand-new residence offers an open-concept upper level featuring a bright, spacious living area, elegant kitchen with large island, walk-in pantry and gorgeous appliances plus access to a covered deck which directly leads to your flat yard--perfect for indoor-outdoor living. Sliding glass doors open to a second spacious deck featuring a gorgeous pergola, and a custom brick gas fireplace complete this space. The upper floor also includes a luxurious primary suite with a modern, fresh ensuite and walk-in closet plus deck access, two additional bedrooms, full bathroom, and a laundry area. The entry level includes a versatile office/den, a fourth bedroom, full bathroom, a large mudroom, and great family room featuring sliding glass doors out to a patio area and additional outdoor space. Set on a quiet street with striking curb appeal, modern accents, and designer interior and exterior finishes, this home is located close to parks, schools, and shopping in one of Kamloops' most desirable neighbourhoods. Double garage, full landscaping included & built with attention to detail and modern living in mind. GST applicable. (id:6769)

Utility room 4'7" x 6'6"
Mud room 5'1" x 10'6"
3pc Bathroom 5'9" x 8'2"
Foyer 5'6" x 14'
Recreation room 24'6" x 11'6"
Bedroom 10'6" x 12'8"
Office 10'8" x 13'6"
Pantry 4'2" x 4'2"
Laundry room 5'6" x 5'8"

4pc Bathroom 7'2" x 7'11"
5pc Ensuite bath 7'10" x 8'2"
Bedroom 11' x 10'10"
Bedroom 11' x 10'10"
Primary Bedroom 14' x 13'6"
Living room 16'11" x 15'11"
Dining room 11'11" x 12'5"
Kitchen 13'1" x 12'5"

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Listing Presented By:



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