



1298 BRECHIN Place Kamloops British Columbia

\$1,229,900

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, built with attention to detail and modern living in mind. GST applicable. (id:6769)

Utility room 4'7" x 6'6"	4pc Bathroom 7'2" x 7'11"
Recreation room 24'6" x 11'6"	5pc Ensuite bath 7'10" x 8'2"
Mud room 5'1" x 10'6"	Bedroom 11' x 10'10"
3pc Bathroom 5'9" x 8'2"	Bedroom 11' x 10'10"
Foyer 5'6" x 14'	Primary Bedroom 14' x 13'6"
Bedroom 10'6" x 12'8"	Living room 16'11" x 15'1"
Office 10'6" x 13'6"	Dining room 11'11" x 12'5"
Pantry 4'2" x 4'2"	Kitchen 13'1" x 12'5"
Laundry room 6'2" x 5'6"	

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

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