



1412 SUN RIVERS Drive Kamloops British Columbia

\$1,200,000

Executive custom home located in the Sun Rivers community, offering a thoughtful layout and timeless design. From the moment you enter, the spacious foyer creates a natural separation between the entry and main living areas. The main floor features a bright living room framed by views of the backyard and mature trees. The open-concept layout connects the living space to the dining area and updated kitchen, creating a functional setting for both everyday living and entertaining. The oversized primary suite includes a walk-in closet and ensuite, providing a comfortable retreat at the end of the day. A mudroom off the garage adds convenience and additional storage. The lower level expands the living space with a large recreation room with direct access to the landscaped backyard. Two additional bedrooms, two bathrooms, and a generous storage room and a dedicated laundry room complete the lower level. Located in Sun Rivers, this home offers a balance of comfort, space, and access to golf, walking paths, local amenities, and downtown Kamloops. (id:6769)

Laundry room 8'11" x 11'6"

Utility room 7'3" x 9'4"

Storage 17'6" x 11'3"

Bedroom 12'9" x 14'10"

Bedroom 13'3" x 11'4"

Recreation room 16'4" x 32'6"

Pantry 4' x 4'4"

Partial bathroom Measurements not available

Mud room 7'3" x 7'11"

Foyer 17' x 17'2"

Bedroom 15'3" x 11'3"

Full ensuite bathroom Measurements not available

Primary Bedroom 14'4" x 15'2"

Living room 15'7" x 19'8"

Dining room 10'10" x 14'8"

Kitchen 15'4" x 12'10"

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