



## 200 GRAND Boulevard 162 Kamloops British Columbia

**\$799,900**

Looking for a move-in-ready home that feels brand new, without paying GST? This stunning rancher has it all! Home warranty, yard maintenance included, and access to an incredible amenity building. Nestled in Orchards Walk, a vibrant community, you'll enjoy a clubhouse with a pool table, gym, miniature putting green, and a planned children's water park. This energy-efficient home features 4 bedrooms and 3 bathrooms. The main level boasts 9' ceilings, a custom kitchen with a 9.5-foot island and quartz countertops, and a spacious open-concept living area perfect for entertaining. The recently finished basement adds valuable extra living space, ideal for a family room, home office, or additional bedrooms. Every home is fully landscaped and fenced with irrigation. The low bareland strata cover water, sewer, garbage, and all yard maintenance. Just move in, relax, and enjoy! Contact the listing agent to schedule a viewing today! (id:6769)

Family room 25'0" x 20'0"

Bedroom 12'0" x 14'0"

Bedroom 12'0" x 13'0"

4pc Bathroom Measurements not available

Laundry room 8'0" x 6'0"

Bedroom 10'0" x 11'0"

Primary Bedroom 12'0" x 12'0"

Living room 13'0" x 15'0"

Dining room 10'0" x 13'7"

Kitchen 13'7" x 11'0"

4pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd



Royal

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