



# 1698 BALSAM Place Kamloops British Columbia

\$1,099,000

Almost new, 2023 built detached home in highly desirable Juniper Ridge area. Rancher style 3152 sqft, 2 levels home on a large (12,858 sqft) panoramic view lot. 6 beds & 4 baths. Fully finished walk-out basement has a legal 2 bedroom (900sqft) mortgage helper and a separate entry 1BHK ""lock-out-area"" attached to the main floor for your visiting guests or potential to converting into a 3rd suite under new SSMUR zoning option. Double Garage. Under 2-5-10 new home warranty. no GST. main floor is vacant & suite rented at \$1900/mo . Call Listing agent today. (id:6769)

Recreation room 15'10" x 15'6"  
Den 10'8" x 6'  
Laundry room 6' x 4'  
4pc Bathroom Measurements not available  
Bedroom 11'8" x 11'  
Laundry room 7' x 7'  
Mud room 7' x 7'  
Bedroom 11'6" x 10'  
Bedroom 12' x 10'  
Primary Bedroom 15' x 12'

5pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Dining room 14' x 10'10"  
Kitchen 14'6" x 8'  
Living room 18'9" x 15'6"  
Foyer 11' x 5'  
Bedroom 11' x 9'6"  
Bedroom 12' x 10'6"  
Kitchen 9'6" x 6'

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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