

## 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  $15'10'' \times 15'6''$ 

Den 10'8" x 6'

Laundry room 6' x 4'

**4pc Bathroom** Measurements not available

Bedroom  $11'8" \times 11'$ Laundry room  $7' \times 7'$ Mud room  $7' \times 7'$ 

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  $9'6'' \times 6'$ 

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

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.