



## 1701 Birkenhead Place Kamloops British Columbia

\$1,395,000

This custom built home is located on a choice corner lot that was selected to fit the owners grand design. The 4567 square feet is divided over 3 levels. Each of the 3 levels offers an oversized primary bedroom with deluxe ensuite. The upper floor also offers 2 more larger bedrooms for a total of 5 oversized bedrooms. There are 5 finished bathrooms with a rough in for a 6th full bath. The basement needs some final touches to complete the home. The main floor offers a huge laundry area and mudroom that joins to the enormous 3 car garage with higher ceilings. The front foyer greets you with a modern 2 storey staircase and vaulted ceiling. You can then decide to go to the one side that brings you to a well planned master bedroom with deluxe ensuite and a wall of glass that looks out over and gives access to the incredible outdoor covered entertainment area. To the other side of the foyer you will be greeted with a stunning and modern open concept living area featuring a dining area, living room and a custom designed Kitchen that is still featured on the Excel cabinets website. But wait as we are still not finished as we have saved the best for last. You have a glass wall in the kitchen that opens and leads you to the incredible covered outdoor entertaining area that also over looks the salt water pool and the peek a boo view into the valley. There are many other finishing details and features about the home and mechanical that will show the quality the home owner had in mind. (id:6769)

Full bathroom 6' x 5'

Bedroom 14' x 12'

Bedroom 14' x 12'

Full ensuite bathroom 6' x 6'

Primary Bedroom 14' x 12'

Pantry 6' x 4'

Laundry room 12' x 10'

Foyer 12' x 10'

Dining room 14' x 12'

Partial bathroom 6' x 6'

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Royal

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Full ensuite bathroom 6' x 6'

Kitchen 20' x 17'

Primary Bedroom 16' x 12'

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