



# 460 5th Avenue 201 Kamloops British Columbia

\$389,900

This modern 1 bedroom + 1 den and 1 bathroom condo, boasts 760 sq ft of living space with an open-concept and bright floor-plan. Located in the heart of downtown Kamloops inside one of the most sought-after buildings in the city, The Mosaic - where units rarely come available for sale. Featuring brand new windows, 9' high ceilings, premium finishes including tile and wide-plank flooring throughout, quartz countertops, and heated bathroom floors. The floorplan is incredible - offering a spacious kitchen with an island and gas range, dining area, a living room and access to a private covered patio with mountain / city views and a gas BBQ line. The primary bedroom is a generous size, has a walk through closet, and has access to the spa-like 4pc bathroom - acting as an en-suite. This home also has a large storage room, in-suite laundry, and a den which is the perfect flex space as it can be used as an office, a 2nd / spare bedroom, and or a hobby room. This unit has hot-water-on-demand, gas furnace, central A/C, and comes with 1 secure underground parking stall with 7' clearance and a dedicated storage locker right in front of the parking stall. Low strata fee of \$230 per month includes water, sewer, garbage, insurance, security system, maintenance, and management. The building allows dogs and cats with amenities including bike-storage, monitored security system, elevator, intercom admittance, a large common event area with kitchen, and a dog washing station! (id:6769)

Foyer 4'6" x 7'0"

Utility room 4'0" x 4'0"

Laundry room 3'0" x 3'0"

Storage 6'10" x 4'2"

Primary Bedroom 10'5" x 12'8"

Den 8'0" x 8'7"

Kitchen 11'0" x 8'0"

Dining room 6'6" x 10'0"

Living room 12'0" x 10'0"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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