



## 2140 LINFIELD Drive Kamloops British Columbia

\$1,599,900

Large, spacious Aberdeen home with sweeping views and the potential for 2 additional suites while leaving a lot of space for the main home area. Walk through the main door of this home and you will find beautiful sight lines straight through the large picture windows taking in the city, river and valley views. There is engineered hardwood throughout most of the main floor. The main floor has a large kitchen with stone counters, island and good sized pantry. There is a dining room space and living room which has 14-foot ceilings and fireplace. Walk off the dining room to the large, covered deck. The main floor consists of 3 bedrooms, 4-piece main bathroom and a mud room/laundry off of the large garage (21x31'6). The primary bedroom has a walk-in closet and a large stunning ensuite with double sinks, soaker tub and custom tile shower. Down a level you will find 2 bedrooms, a 4-piece bathroom where if suited would be part of the main home. There is a large family room/games room space where all the rough ins are there to make a suite just need the kitchen. There is a separate bedroom, 4 piece bathroom and laundry. Down one additional floor you will find 2 more bedrooms, a large rec room with rough in plumbing for a wet bar, a 4 piece bathroom and laundry closet. Each level has it's own separate entry, 10 ft ceilings and large covered patio. One of the suites could be a legal suite (see City of Kamloops) and is set up for this. This home is ready for it's new owners, flexible possession. (id:6769)

Laundry room 3'4" x 3'4"

4pc Bathroom Measurements not available

Bedroom 10' x 14'10"

Bedroom 9'8" x 11'4"

Recreation room 24'6" x 17'10"

Laundry room 4'2" x 6'4"

Utility room 10'2" x 12'4"

4pc Bathroom

Bedroom 11'2" x 13'2"

Games room 19'6" x 14'6"

Bedroom 11'2" x 13'2"

Recreation room 13'6" x 18'8"

Bedroom 10' x 13'

Primary Bedroom 13' x 14'8"

Living room 14'6" x 18'8"

Dining room 10' x 10'

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 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.

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd.

<http://www.enjoykamloops.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

4pc Bathroom Measurements not available

Kitchen 14'6" x 11'

Bedroom 12'4" x 13'