



# 2185 Coldwater Drive Kamloops British Columbia

\$1,499,900

Listing Presented By:



Originally Listed by:  
Stonehaus Realty Corp



Royal

**LePage Kelowna**

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Welcome to this exceptional executive home in the highly sought-after community of Juniper West, where luxury design, functional living, and outstanding income potential come together. Offering over 5,200 sq. ft. of impeccably crafted living space, every detail has been designed for an elevated lifestyle. Featuring 7 bedrooms, an office, and 7 bathrooms, this home is ideal for growing families, multi-generational living, or savvy investors. Inside, you'll find 10-foot ceilings, 8-foot doors, oversized windows, abundant natural light, oversized closets, and a modern open-concept layout perfect for everyday living and entertaining. Enjoy a dedicated theatre room, fully equipped gym, fire suppression system, and expansive indoor and outdoor living spaces showcasing breathtaking city and mountain views. The self-contained 2-bedroom legal suite is currently operating as a successful Airbnb generating approximately \$50,000 annually. An exciting opportunity to add a second 1-bedroom suite, with sellers open to completing the project, provides even greater income potential. Outside, enjoy direct access to hiking and biking trails, The Bike Ranch, off-leash dog parks, and the neighbourhood convenience store, all within the peaceful natural setting that defines Juniper. A rare opportunity to own an extraordinary luxury home in one of Kamloops' premier neighbourhoods, offering the perfect blend of lifestyle, quality, and investment potential. Measurements are approx. (id:6769)

Storage 5'4" x 4'5"

4pc Ensuite bath Measurements not available

Storage 5'4" x 5'3"

Bedroom 12'2" x 11'6"

4pc Ensuite bath Measurements not available

Bedroom 12'5" x 12'8"

Laundry room 7'10" x 8'4"

Family room 5'10" x 8'10"

Primary Bedroom 13'11" x 14'6"

Laundry room 7'6" x 3'11"

Utility room 9'8" x 6'2"

Recreation room 10'2" x 18'2"

Storage 5'10" x 8'10"

Bedroom 12'10" x 10'10"

4pc Bathroom Measurements not available

Media room 11'0" x 11'0"

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5pc Ensuite bath Measurements not available

3pc Bathroom Measurements not available

Storage 9'1" x 8'4"