



## 2195 Galore Crescent Kamloops British Columbia

\$1,234,900

First Time on the Market in Juniper West! This custom-designed, one-of-a-kind home built by Fianza is ideally situated at the end of a quiet cul-de-sac on Galore Crescent. Set on a spacious 8,567 sq.ft. lot, the property features a unique layout with a fully self-contained 1-bedroom legal suite--complete with its own private garage--located on the east side of the home, offering excellent flexibility and income potential. The main residence occupies the west side and boasts 3 spacious bedrooms upstairs plus a convenient office on the main entry level. The interior is tastefully finished with a mix of laminate, tile, and vinyl plank flooring, and the open-concept main living area features raised ceilings and sweeping valley views. The stylish kitchen is a true showpiece, with a large island ideal for entertaining and modern two-tone cabinetry that adds a designer touch. Enjoy privacy, a premium location, and the benefit of a mortgage helper--all in one exceptional home. All measurements are approximate and should be verified by the buyer. (id:6769)

Bedroom 11'6" x 11'4"

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4pc Bathroom Measurements not available

Dining room 13'7" x 11'8"

Laundry room 10'3" x 5'6"

Kitchen 10'6" x 15'10"

Living room 16'5" x 22'

Primary Bedroom 13'10" x 14'10"

5pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Utility room 7'6" x 6'5"

Mud room 9'8" x 6'5"

Office 12'5" x 10'8"

Foyer 7'6" x 19'8"

Bedroom 10'11" x 10'2"

Living room 15'6" x 17'

Kitchen 9'7" x 12'

Listing Presented By:



Originally Listed by:

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