



# 2330 ROSEWOOD Avenue Kamloops British Columbia

\$899,900

Welcome to a masterfully reimagined 3-bed, 2-bath residence offering a rare combination of luxury and utility on a flat 1/4 acre lot. Rebuilt inside and out with premium modern finishes, this turn-key property completely bypasses contractor wait times. Make a grand statement with the new Hardie siding, new windows, and a high end 8-foot double entry door. Step inside to an open-concept layout with premium luxury vinyl plank flooring throughout. The culinary heart of the home boasts a custom kitchen anchored by a spectacular luxury quartz countertop, custom cabinetry, and premium Frigidaire Professional appliances featuring a gas range. The lower level hosts a massive rec room and a second WETT-certified wood-burning fireplace. Major mechanical upgrades include: a Lennox high-efficiency WiFi furnace, a Navien tankless on-demand water heater, upgraded 200-amp electrical service, and an insulated garage seamlessly converted into a premium home gym. Through French doors, access your private backyard oasis featuring a stamped concrete patio, storage shed, separate dog run, and a 50 foot raised garden bed with smart Rachio WiFi underground irrigation system. The true showstopper is the rare double yard access behind secure gates with an RV plug, drive-in logistics for your boat or trailers. The remaining flat lot is perfectly primed and ideally configured for a future detached dream shop or a detached garden suite with city approval. This flawless modern home is irreplaceable! (id:6769)

- 3pc Bathroom 7'10" x 5'8"
- Laundry room 12'10" x 6'0"
- Family room 18'2" x 13'1"
- Recreation room 18'6" x 10'11"
- Bedroom 13'3" x 13'1"
- Bedroom 12'9" x 10'4"

- Living room 18'6" x 13'7"
- Dining room 11'6" x 8'9"
- Primary Bedroom 13'3" x 9'11"
- 4pc Bathroom 6'10" x 8'10"
- Kitchen 10'5" x 11'6"

Listing Presented By:



Originally Listed by:  
Brendan Shaw Real Estate Ltd.



Royal

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