



2651 Willowbrae Drive Kamloops British Columbia

\$1,350,000

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops

Beautifully appointed custom home offering approximately 3,070 sq. ft. in a desirable location close to schools, shopping, recreation, and highway access. The bright, open-concept main floor features a spacious kitchen with a large island, stainless steel appliances, a walk-in pantry, and a powder room. A good-sized mudroom and glass doors lead to a covered patio overlooking the newer vinyl-fenced yard of approximately 9,600 sq. ft. The upper floor includes the laundry room, three bedrooms, and a four-piece bathroom. The primary bedroom features a luxurious ensuite with a walk-in steam shower, a stylish soaker tub, a large double-sink vanity, and a very spacious walk-in closet. The lower level offers a games room and access to a quiet, self-contained one-bedroom suite with its own laundry and separate entrance. The oversized two-car attached garage measures approximately 26' x 23' with 10' ceilings. The extended driveway is approximately 30' x 20'. Additional features include a detached shed and a recently constructed 9' x 11' detached office/den with independent heating and cooling, as well as rough-in wiring for a hot tub. Other highlights include an EV charger, built-in vacuum, underground sprinklers, a new living room wall feature with a long modern electric fireplace, and a gas BBQ hook-up. There is currently an Airbnb guest paying approximately \$2,350 per month who would like to remain. (id:6769)



Royal

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4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Laundry room 9' x 4'6"

Bedroom 10'6" x 10'6"

Bedroom 13' x 10'

Primary Bedroom 15'6" x 11'

Utility room 7' x 9'6"

Games room

Living room 17' x 13'6"

Dining room 10' x 8'

Kitchen 14' x 9'

Mud room 9'6" x 8'

Foyer 10' x 7'

Full bathroom Measurements not available

Kitchen 22' x 14'

Bedroom 15'0" x 11'

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