



# 2656 BRIARWOOD Avenue Kamloops British Columbia

\$850,000

Beautifully designed and beloved, this impressive 5-bedroom plus den and 3-bathroom home offers over 2,000 sqft of comfortable living in one of the most family-friendly neighborhoods in Kamloops. Walk into the spacious foyer and be greeted with high ceilings and abundance of windows that flood the space with natural light, creating a welcoming atmosphere throughout. Laid out with family living in mind, the upstairs offers 3 bedrooms, including a massive primary bedroom with a walk-in closet and an ensuite with a soaker tub and shower, and a second full bathroom conveniently located close to the remaining two bedrooms. The open living and dining area, with access to the large partially-covered deck, flows seamlessly into the kitchen, complete with a pantry for added storage and convenience -- perfect for everyday living and effortless entertaining. The versatile den on the lower level provides a flexible space for a home office or guest room. The 2-bedroom, 1-bathroom in-law suite with private entrance provides room for multi-generational living, older children, or visiting family, while also offering the option of a mortgage helper. Extra bonus is the double-car garage and large driveway to ensure ample parking for busy households, and the newer furnace and hot water tank for added peace of mind. With a 6,000+ sq ft flat, private and fully-fenced lot, this is a move-in-ready home that delivers comfort, functionality and a wonderful place to put down roots. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

[https://www.youtube.com/channel/UCn09momCEZE1\\_dSFenV74Lw](https://www.youtube.com/channel/UCn09momCEZE1_dSFenV74Lw)



Royal

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Bedroom 11'11" x 11'11"

Bedroom 9'11" x 9'11"

Bedroom 8'8" x 10'6"

Bedroom 11'1" x 9'9"

Kitchen 8'7" x 11'

Primary Bedroom 13' x 16'4"

Living room 8'0" x 12'

Living room 13'4" x 16'11"

Laundry room 9'3" x 8'

Dining room 11'3" x 12'11"

4pc Bathroom x

Kitchen 12'6" x 7'11"

Den 9'1" x 9'11"

4pc Ensuite bath x

Foyer 8'11" x 8'

4pc Bathroom x

Foyer 8'11" x 8'

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