



2656 BRIARWOOD Avenue Kamloops British Columbia

\$850,000

Beautifully designed & beloved, this impressive 5-bed plus den & 3-bath home offers over 2,000 sqft of comfortable living in one of the most family-friendly neighborhoods in Kamloops. Walk into the spacious foyer & be greeted with high ceilings & abundance of windows that flood the space with natural light, creating a welcoming atmosphere. Laid out with family living in mind, the upstairs offers 3 bedrooms, incl a massive primary bedroom w/ a walk-in closet and an ensuite with a soaker tub and shower, & a second full bathroom conveniently located close to the remaining two bedrooms. The open living & dining area, with access to the large partially-covered deck, flows seamlessly into the kitchen, complete with a pantry for added storage & convenience -- perfect for everyday living & effortless entertaining. The 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 & large driveway to ensure ample parking for busy households, & the newer furnace & hot water tank for added peace of mind. With a 6,000+ sq ft flat, private & fully-fenced lot, this is a move-in-ready home that delivers comfort, functionality & a wonderful place to put down roots. Sellers offering cashback for minor repairs and updates. Book your showing today! (id:6769)

Bedroom 11'11" x 11'11"

Bedroom 8'8" x 10'6"

Kitchen 8'7" x 11'

Living room 8'0" x 12'

Laundry room 9'3" x 8'

4pc Bathroom

Den 9'11" x 9'11"

Foyer

Bedroom 9'11" x 9'11"

Bedroom 11'1" x 9'9"

Primary Bedroom 13' x 16'4"

Living room 13'4" x 16'11"

Dining room 11'3" x 12'11"

Kitchen 12'6" x 11'

4pc Ensuite bath

4pc Bathroom

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)

https://www.youtube.com/channel/UCn09momCEZE1_dSFenV74Lw



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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