



# 2794 Sunset Drive Kamloops British Columbia

\$839,000

Beautiful home in VALLEYVIEW located at end of street with panoramic MOUNTAIN VIEWS on HUGE 17,316 SQ FT LOT. This large 2,600 sq ft home has been well cared for, and has a 2-BEDROOM RENTAL SUITE downstairs giving you great rental income. The property also has R2 zoning and allows for FUTURE DEVELOPMENT POTENTIAL with potential to make up to 4 dwelling units such as row homes, side-by-side duplexes or possibly fourplex in the future (check with city to confirm), or keep this wonderful home for yourself and live for many years enjoying its views and privacy. This home has 2-bedrooms & 1-bathroom on main level, with spacious open concept living room and sweeping mountain views. Living room has vaulted ceilings with exposed beams & real wood burning fireplace with floor-to-ceiling stone. Downstairs has shared laundry room, and a 2-bedroom 1-bathroom basement suite. Upstairs & downstairs each have their own natural gas furnaces with separate thermostat controls. Recent updates include; high efficiency furnace in 2021, Hot water tank in 2022, central A/C replaced in 2023, new thermostats and new fridge. BONUS 26' x 22' DETACHED GARAGE & WORKSHOP ready for your projects or for car enthusiast. Property has 200-amp electrical, and separate 30-amp service for shop. Large driveway can fit up to 6 vehicles & RV parking. Huge backyard has 16' x 36' in ground swimming pool with a new liner installed in 2021. This home is close to Valleyview shopping, schools and church right next door. (id:6769)

Laundry room 13' x 10'10"

5pc Bathroom Measurements not available

Mud room 7'10" x 7'4"

Bedroom 11'6" x 8'10"

Primary Bedroom 12'4" x 11'5"

Dining room 11'7" x 11'6"

Living room 18'2" x 13'

Kitchen 12'4" x 11'7"

Full bathroom Measurements not available

Bedroom 8'5" x 12'5"

Bedroom 9'2" x 16'

Living room 17'11" x 12'10"

Kitchen 19'6" x 10'8"

Listing Presented By:



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Team 3000 Realty Ltd.

<http://www.househuntersbc.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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