



1651 VALLEYVIEW Drive 31 Kamloops British Columbia

\$899,900

Experience timeless design, modern comfort and stunning views in this 4 bed, 3 bath custom-built home. Tucked away, yet minutes from shopping, highway access and backing onto the Valleyview trail network, this residence offers semi private living in the heart of the city. Step into a bright, open-concept space with 11' ceilings, expansive windows, and gas fireplace. The professionally renovated kitchen is a showstopper-- with custom cabinetry, quartz countertops, s/s appliances, and a gas range. The serene primary includes custom built-ins and a spacious 4pc ensuite. A second bedroom and 4pc bathroom await family or guests. This level is complete with an office, laundry, and access to a 2.5-car garage with a built-in workshop space and ample storage. Multiple access points lead to distinct patios and decks, extending your living space and creating a seamless indoor-outdoor flow. The versatile lower level is ideal for multi-generational living or guests, offering a private bedroom, cozy sitting area with gas fireplace, and walk-out access to a covered patio. Furnace and A/C replaced in 2023, HWT in 2025. The property is professionally xeriscaped with irrigation for low-maintenance. Located in a well run bare-land strata with low fee of \$200/mo, residents enjoy included municipal utilities, on-site RV/boat parking, and access to a pool, spa, and community room. A rare opportunity to own a refined, view-filled home in one of Kamloops' most desirable communities awaits... (id:6769)

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Utility room 8'6" x 7'2"

Storage 6'2" x 10'11"

Recreation room 24'0" x 13'10"

Bedroom 10' x 10'7"

3pc Bathroom 4'11" x 10'10"

Laundry room 13'8" x 5'9"

Den 9'11" x 16'4"

Bedroom 10' x 10'7"

Bedroom 9'7" x 13'0"

Primary Bedroom 17'7" x 14'9"

Living room 13'1" x 11'0"

Dining room 11'9" x 10'10"

Kitchen 11'9" x 13'3"

Foyer 12'6" x 11'6"

4pc Bathroom 10' x 5'10"

3pc Ensuite Bath 10' x 5'10"

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