



# 3100 KICKING HORSE Drive 31 Kamloops British Columbia

\$1,850,000

Welcome to Stone Ridge Estates Lot 31, a rare 0.526-acre estate property at the end of a flat, quiet dead-end street with no neighbours across and green space behind. Located in the Juniper Ridge School catchment and part of the last estate lots in Juniper, this parcel offers exceptional privacy with over 160 ft of frontage and no GST. The custom 4,411 sq. ft. home is built by an award-winning builder and features 6 bedrooms, 4 bathrooms, a flex room, gym, storage, and workshop. Enjoy an impressive 18' vaulted great room with expansive windows, gas fireplace, and access to a large partially covered deck with double sliders for seamless indoor/outdoor living. The home includes an oversized 3-car garage with epoxy floors, 10' basement ceilings, and high-end systems such as a heat pump, gas furnace, air purification, HRV, and Step 4 energy-efficient construction with solar rough-in. Interior finishing includes Excel millwork, quartz throughout, a quartz backsplash in the kitchen, basement wet bar, extra washer/dryer in the mudroom, and custom closet systems in all upstairs bedrooms. The vaulted primary suite offers a luxurious ensuite with a large custom shower, soaker tub, and in-floor heat. A Reolink camera system is included. This is an exclusive opportunity to own a private, high-end estate home in one of Kamloops' most desirable communities. (id:6769)

5pc Bathroom Measurements not available

Primary Bedroom 13'0" x 12'0"

4pc Bathroom Measurements not available

Bedroom 11'0" x 8'8"

Bedroom 10'4" x 12'4"

Bedroom ' x 11'0"

Full bathroom Measurements not available

Utility room 9'1" x 7'1"

Other 8'1" x 10'7"

Family room 17' x 19'11"

Bedroom 12'5" x 11'

Bedroom 12'9" x 13'

Mud room 12'8" x 6'1"

Foyer 9'0" x 7'3"

Dining room 11' x 11'

2pc Bathroom

Living room 17'10" x 17'2"

Kitchen 14'0" x 11'0"

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