



## 317 MARIPOSA Court Kamloops British Columbia

**\$999,900**

This south-facing 3-bedroom, 3-bath home welcomes you with a charming covered patio enhancing the bright foyer and open-concept main floor, with mountain, city & sunset views. Situated on a quiet cul-de-sac, one of the largest estate lots in Sun Rivers, approx. 11,000 sq ft, (which allows for a pool and has no strata fees). The yard is also private with a fully fenced sideyard and backyard and easy-care landscaping. The main floor features a well-designed kitchen with an eating bar island, W/I pantry, ample cabinetry, pull-out drawers & generous counter space. French doors open to a sunny deck off the living area. Updates include a new Geothermal system replaced 2 yrs ago, Navien hot water on demand, and new high-end appliances. Other extras include 2 gas F/P's, laundry chute, U/G sprinklers, C/Vac and 200-amp service plus 60-amp sub-panel. Spacious primary bedroom boasts French doors to a private deck, gazebo, hot tub area, spa-like ensuite with heated floors, jetted soaker tub, steam shower, double sinks & W/I closet. Large family room with B/I bookshelves & cozy gas F/P. Lower level offers a 3rd bedroom, 3-pc bath with steam shower, storage & large laundry room. Ample parking with double car garage and built-in storage. (id:6769)

Laundry room 9'0" x 7'0"

Den 8'0" x 6'0"

Family room 24'0" x 17'0"

Foyer 10'0" x 10'0"

Bedroom 13'0" x 10'0"

3pc Bathroom Measurements not available

Bedroom 11'0" x 12'0"

Primary Bedroom 16'0" x 13'0"

Kitchen 16'0" x 11'0"

Dining room 20'0" x 11'0"

Living room 14'0" x 16'0"

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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