



# 3460 Navatanee Drive Kamloops British Columbia

\$849,900

Nestled along the 3rd fairway of Rivershore Estates & Golf Links, this home offers a serene retreat with panoramic south-facing views. This custom-built level-entry bungalow features a full walk-out basement, seamlessly blending indoor comfort with outdoor leisure. The main level is bathed in natural light, showcasing hardwood and tile flooring, vaulted ceilings, and a spacious living area that opens onto a generous deck--perfect for entertaining or quiet reflection. The gourmet kitchen is features custom granite countertops and flows into a comfortable dining space. Two bedrooms and two bathrooms on this floor include a primary suite with a 4-piece ensuite. The lower level extends the living space with a huge recreation room leading to a private backyard oasis, complete with a heated in-ground pool. Two additional bedrooms, a full bathroom, and ample storage complete this level. Modern amenities such as a new furnace (2020), updated pool equipment (2021), central air conditioning, and underground sprinklers enhance the home's appeal. A double garage and a low monthly strata fee of \$275, covering water, sewer, and garbage services add to the convenience of this exceptional property. (id:6769)

4pc Bathroom Measurements not available  
Utility room 6' x 6'  
Storage 17' x 9'3"  
Bedroom 12'4" x 12'  
Bedroom 14' x 12'2"  
Games room 10' x 10'  
Recreation room 25'6" x 12'

Dining nook 10' x 9'6"  
Laundry room 9'6" x 8'  
Bedroom 11' x 9'2"  
Primary Bedroom 13'3" x 13'  
Kitchen 12' x 12'  
Dining room 12' x 11'  
Foyer 8' x 6'

4pc Ensuite bath Measurements not available  
2pc Bathroom Measurements not available  
Living room 16' x 16'

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