



3568 Navatane Drive Kamloops British Columbia

\$749,900

Listing Presented By: **ESTATEVUE**
Originally Listed by:
eXp Realty (Kamloops)

You will be hard-pressed to find better value in Kamloops under \$750,000 ! South-Facing and nestled onto the 4th Fairway of Rivershore Estates and Golf Links - a family friendly, close-knit, community with nearby hiking/walking trails while being just 10 minutes from shopping & services and only 20 minutes to downtown Kamloops! Boasting 3,352 sq ft of living space - 1,800 sq ft on the main floor with an incredible layout! The main floor features a bright entrance, sunk-in living room, spacious dining area, new custom kitchen w/ quartz counters & gas range, and a family/sitting room with access to the Sun deck. The main level also offers a laundry/mudroom, 3 Bed & 2 Full Bath which includes the master bedroom with patio access, a walk-in closet and 3pc ensuite. The basement is the perfect space to entertain with a wet-bar, huge rec room, an office, huge storage room, an updated 3pc bath, and den area currently used as a guest room! Lots of updates including Roof(2022), Kitchen(2022), HWT, C/Air(2023), Bathrooms, Appliances, Paint, Flooring, and much more! 2 Car Garage, 125 AMP, Central Vac, U/G Sprinklers, Gas BBQ line, & more! Low fee of \$250 per month includes Water/Sewer/Garbage. (id:6769)



LePage Kelowna
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- Office 16'0" x 10'0"
- Workshop 16'0" x 14'0"
- Recreation room 33'0" x 26'0"
- Bedroom 13'0" x 13'2"
- 3pc Bathroom Measurements not available
- Laundry room 10'0" x 8'0"
- Primary Bedroom 16'1" x 12'3"
- Bedroom 10'0" x 10'0"
- Family room 16'0" x 11'2"
- Kitchen 14'0" x 10'0"
- Dining room 15'0" x 10'0"
- Living room 16'0" x 14'0"
- Foyer 8'0" x 5'0"
- 4pc Bathroom Measurements not available
- 3pc Ensuite bath Measurements not available

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