



## 3723 Overlander Drive Kamloops British Columbia

\$1,249,900

Welcome to this stunning 1820sq.ft. rancher with full daylight basement, perfectly positioned on the river in the desirable Dunes Golf Course community. This beautifully updated home showcases high-end finishings throughout, beginning with an expansive custom kitchen by Top40 featuring quartz countertops, a centre island with prep sink, eating bar, induction cooktop, built-in wall oven, convection microwave, beverage fridge and custom hutch in the dining nook. Vaulted ceilings and hardwood floors flow through the main level, where you'll find a bright family room with a floor-to-ceiling stone gas fireplace and sliders to a sundeck overlooking the landscaped backyard. A second gas fireplace warms the living/dining area, creating a welcoming space for entertaining. The primary suite offers vaulted ceilings, private deck access, a walk-in closet, and a luxurious ensuite with heated tile floors, soaker tub, and oversized etched-glass shower. A second bedroom, updated 4-piece bath, and laundry room with sink complete the main floor. The lower level is designed for recreation and relaxation with a billiards room, family room with built-in bar, exercise rm, craft room with cabinetry, two large bedrooms, a 3-piece bath, and access to a covered patio with hot tub rough-in. Additional highlights include a double garage plus golf cart garage, central air, 200-amp service, security system, 2 new hot water tanks, central vac, and extensive storage. Exterior updates include stucco paint, new front door, updated lighting, and exposed aggregate driveway. The fully fenced yard with underground sprinklers is professionally landscaped for year-round enjoyment. This is a rare opportunity to own a thoughtfully updated home in one of Kamloops' premier golf and riverfront neighbourhoods--priced to sell. (id:6769)

Storage 7'0" x 11'2"

Storage 11'5" x 7'0"

Hobby room 10'7" x 26'5"

Exercise room 11'2" x 15'5"

3pc Bathroom

4pc Bathroom Measurements not available

Bedroom 11'3" x 9'5"

4pc Ensuite bath Measurements not available

Primary Bedroom 10'8" x 18'7"

Den 13'0" x 11'0"

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|-----------------|----------------|-------------|----------------|
| Bedroom         | 13'7" x 12'8"  | Family room | 14'8" x 17'2"  |
| Bedroom         | 15'11" x 22'8" | Dining nook | 10'8" x 15'10" |
| Recreation room | 18'5" x 22'8"  | Kitchen     | 13'8" x 15'4"  |
| Games room      | 16'11" x 13'3" | Dining room | 10'10" x 14'5" |
| Laundry room    | 7'2" x 5'9"    |             |                |