



3727 OVERLANDER Drive Kamloops British Columbia

\$1,299,999

Custom-built riverfront rancher in one of Westsyde's most desirable neighborhoods, steps from The Dunes Golf Course. This energy-efficient 5-bed, 3 bath home offers a functional layout with 9' ceilings, a spacious living room with hardwood flooring a gas fireplace, large windows with river views, a well-designed island kitchen with granite counters, custom cabinetry, and a double-door pantry, plus a dining area that opens to a full-length covered deck with a natural gas BBQ hookup. There are four bedrooms on the main floor, including a primary suite with deck access, a walk-in closet, and a 4-piece ensuite with a soaker tub. The front bedroom with double doors off the foyer works great as a home office. The main floor laundry includes appliances and leads to the attached double garage. Long, double driveway offers extra parking for guests or larger vehicles. Downstairs features a finished walk-out basement with radiant floor heat, large rec room, media room, 5th bedroom, 4pc bath, and plenty of storage. Access to a covered patio and hot tub area from the basement. Solar panels, geothermal heating/cooling, sun tunnels, underground sprinklers, central vac, and low-maintenance yard with direct river access. Suite potential and Close to school for the kids, parks, stores and the other amenities of daily life. (id:6769)

Utility room 9'10" x 3'10"
Storage 6'9" x 5'4"
Storage 26' x 4'
4pc Bathroom 9'10" x 4'6"
Bedroom 12'6" x 13'7"
Media 14'6" x 17'7"
Recreation room 41'8" x 19'5"
Foyer 6'10" x 10'6"
4pc Ensuite bath 6'5" x 11'

Primary Bedroom 14'1" x 14'1"
4pc Bathroom 7'4" x 8'7"
Bedroom 12'1" x 10'3"
Bedroom 12'1" x 10'6"
Laundry room 9'8" x 5'11"
Bedroom 13'5" x 13'2"
Dining room 9'10" x 18'7"
Living room 18'7" x 13'10"
Kitchen 11'5" x 11'7"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



Royal

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