



3744 Navatanee Drive Kamloops British Columbia

\$989,988

Rivershore Sweet Spot! This open concept rancher offers plenty of room for a large family or one level living for those that prefer. Backing onto the wide 4th Fairway, a roomy, covered deck provides extended living and entertaining space.. The family room flows onto the deck, a perfect retreat to enjoy a morning coffee or an afternoon beverage, while enjoying the spectacular hillside views. The kitchen is a comfortable, spacious area that is perfect for gatherings. The primary bedroom provides luxury throughout with a massive 5pc ensuite and a large W/I closet. The main floor living has a roomy laundry/mud room off the garage. The basement has options galore, 2 bedrooms, 3pc bathroom, 2 office/hobby rooms, cold room, storage, and an expansive rec room with wet bar. Basement access is through a roomy entry from the garage. The garage (38x22) has 12 ft doors and a separate side door for your golf cart or ATV. The large windows, high ceilings, and openness of this home makes it bright and cheery. All these features, along with the life-style of golf course living make this home the perfect option for so many types of families, are you one of them? Strata fee is \$275/mth. (id:6769)

Utility room 14' x 8'1"
3pc Bathroom Measurements not available
Storage 13'9" x 5'7"
Other 13' x 11'2"
Recreation room 34'8" x 16'
Hobby room 8'10" x 8'4"
Office 9'2" x 7'2"
Bedroom 13'10" x 12'9"
Bedroom 13' x 12'3"
4pc Bathroom Measurements not available

5pc Bathroom Measurements not available
Laundry room 11'8" x 9'10"
Foyer 14'8" x 6'
Bedroom 10'8" x 10'
Primary Bedroom 15'3" x 14'10"
Family room 14'2" x 12'7"
Kitchen 15'10" x 13'7"
Dining room 12'7" x 10'11"
Living room 23' x 14'2"

Listing Presented By:



Originally Listed by:
Engel & Volkers Kamloops



Royal

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