



# 175 Holloway Drive 44 Kamloops British Columbia

\$789,500

For more information, please click Brochure button. Million-dollar views overlooking Kamloops Lake define this rare, seldom-available bluff home in Tobiano's Lake Star development. This 1,834 sq. ft. open-concept rancher offers 3 bedrooms plus a den and showcases breathtaking panoramic lake views, framed by wall-to-wall windows across two levels. The exclusive 52-unit community features a heated pool, hot tub, clubhouse, and shared lake and mountain vistas. Tobiano is known for its unobstructed views of Bruker Marina on Kamloops Lake, surrounded by mountains and home to the world-renowned Tobiano Golf Course. Just a 17-minute drive provides convenient access to Costco, shopping, and amenities in Kamloops. The main level includes a primary bedroom with ensuite, den, kitchen, dining and living areas, laundry, and a powder room, all accessible from the street via a covered patio leading to a large wrap-around waterfront deck. The lower level features two bedrooms, a four-piece bathroom, and walk-out access to a third covered patio overlooking the lake. Additional highlights include low-cost geothermal heating and cooling, a two-car garage suitable for a truck and large SUV, granite countertops, stainless steel appliances, natural gas BBQ hookup, approximately 400 sq. ft. of crawl-space storage, five-minute walking access to the lake, and direct access to backcountry trails. A perfect blend of luxury and nature. All measurements are approximate. (id:6769)

4pc Ensuite bath Measurements not available

Family room 15'0" x 14'5"

Bedroom 15'0" x 11'0"

Bedroom 13'0" x 13'0"

Laundry room 5'0" x 5'0"

2pc Bathroom Measurements not available

5pc Ensuite bath Measurements not available

Living room 14'0" x 14'0"

Kitchen 10'0" x 12'0"

Dining room 12'0" x 11'0"

Den 10'0" x 10'0"

Primary Bedroom 14'5" x 12'1"

Listing Presented By:



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Royal

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