



4767 UPLANDS Drive Kamloops British Columbia

\$994,900

Beautiful custom-built Barnhartvale rancher with a view. Step inside this level entry home and you will find a wide entryway which leads into a grand, open concept living, kitchen and dining area with hardwood floors. The kitchen features a large island, wall oven, stone countertops, & some beautiful custom stained glass doors. In the living room is a lovely built-in with gas fireplace for those cool mornings. The dining room steps out onto a large deck with gas BBQ hookup and beautiful views of the valley below. On the main floor is a large primary bedroom suite with walk-in closet & ensuite bathroom with soaker tub/separate shower. Also on the main floor is an office which could function as 2nd bedroom upstairs, a large laundry room with sink, and a 2pc guest bath. Head down the prom staircase to the lower level and you'll find tons of space to suit all your needs. There is an additional living rm with gas fireplace, a large rec room currently used as a gym, another large rec room with a sink currently used as an art studio, 2 bedrooms, 4pc bathroom, and multiple storage rooms. The walkout basement is flooded with natural light and French doors lead you outside to the covered patio and nicely landscaped backyard. Other features include oversize 23' x 22' heated garage, underground irrigation, 10ft ceilings up & down, 200 amp service, many handmade stained-glass features, and beautifully landscaped front yard with many perennials. Book your showing today. (id:6769)

Living room 16'2" x 17'1"

Bedroom 11'11" x 9'11"

Storage 5'9" x 8'

Hobby room 24'8" x 13'5"

Other 7'2" x 7'

Utility room 10' x 12'5"

4pc Bathroom Measurements not available

Recreation room 22'2" x 21'11"

Laundry room 8'8" x 6'9"

Bedroom 14'7" x 9'8"

Kitchen 13'6" x 14'

Dining room 9'8" x 14'

Living room 16'8" x 14'

Foyer 13'9" x 6'9"

Primary Bedroom 12'9" x 13'10"

2pc Bathroom Multiple Listing Service Only

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd.

<http://www.ykahomes.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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Foyer 15' x 5'10"

4pc Ensuite bath Measurements not available

Bedroom 12'3" x 9'9"