



516 Sun Rivers Drive Kamloops British Columbia

\$1,249,900

Listing Presented By:



Originally Listed by:

Engel & Volkers Kamloops

This beautifully appointed level-entry home is centrally located in a highly desirable and sought-after neighbourhood for families of all ages, where discovery is a way of life and the community is built around the Bighorn Golf and Country Club. Just minutes from the City Centre, major shopping, RIH, TRU, 15 minutes to the airport, and approximately 45 minutes to Sun Peaks Ski Resort. From the lovely street appeal to the moment you enter this 5-bedroom, 3-bathroom home (approx. 3,550 sq. ft.), pride of ownership is evident throughout. This level-entry home features a fully finished, walk-out daylight basement. The fully fenced yard is truly an extension of the living space. Enjoy a heated, in-ground kidney-shaped pool and hot tub surrounded by mature xeriscape landscaping, paving stone pathways, and a charming gazebo--perfect for entertaining. Highlights of the home include soaring 13'6" ceilings in the living area, a cozy wood-burning Heatilator fireplace, and a custom kitchen with designer appliances and a large island that overlooks the dining and living areas. From here, step out onto the spacious upper deck with views of the pool and surrounding mountains. Additional features include a two-car attached garage with a golf cart extension, an extended driveway apron for extra parking, and an updated geo-thermal heating and cooling system. To truly appreciate the quality, features, and inclusions, contact Phil to arrange a private viewing at 250-318-0100. (id:6769)



Royal

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4pc Bathroom Measurements not available

Gym 10' x 10'

Bedroom 12'6" x 11'

Bedroom 14' x 13'

Bedroom 14' x 11'

Laundry room 8' x 7'

Family room 18' x 14'6"

2pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 13' x 13'

Office 13' x 9'

Foyer 9' x 6'

Kitchen 13' x 11'

Dining room 12' x 8'

Living room 18' x 14'

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