



# 945 Nicolani Drive Kamloops British Columbia

\$759,900

Located on one of the widest streets in desirable Brocklehurst, this spacious family home offers an amazing neighbourhood and an excellent layout with plenty of room to grow. Featuring 3+2 bedrooms plus an office and 3 bathrooms, this home is perfect for a growing family. The main floor offers a bright and functional design with a sitting room, living room, and dining room open to one another, creating a great space for everyday living and entertaining. The oversized kitchen is ideal for the chef in the family with solid oak cabinets, large cooktop island, abundant counter space, newer fridge, and a dining nook overlooking the family room with easy access to the backyard. Main floor also includes an office, 2-piece bathroom, and a laundry with newer washer and dryer. Upstairs features 3 bedrooms including a spacious primary bedroom with walk-in closet and 3-piece ensuite. The basement level offers 2 additional bedrooms, a large family/rec room, and abundant storage space with multiple crawl storage areas. Additional features include hardwood flooring, tiled roof, large two-car garage, RV parking, wired workshop in the yard, 125 amp electrical service, hot water tank (2025), and furnace (2015). Situated on a private and fenced 60 x 115 lot with underground sprinklers, gazebo, spacious backyard, and plenty of parking for the whole family to enjoy. Walking distance to A.E. Perry Elementary School with transportation nearby. (id:6769)

Listing Presented By:



Originally Listed by:  
REMAX Kamloops

<https://www.inkamloops.com/>



Royal

**LePage Kelowna**

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Bedroom 10'7" x 11'7"

Recreation room 18'1" x 15'10"

Bedroom 9'10" x 10'11"

Partial bathroom Measurements not available

Full bathroom Measurements not available

Office 7'4" x 9'9"

Full ensuite bathroom Measurements not available

Family room 19'10" x 11'11"

Primary Bedroom 14'7" x 11'11"

Kitchen 18'9" x 13'9"

Bedroom 12'4" x 15'5"

Dining room 14'4" x 11'4"

Bedroom 8'11" x 6'

Living room 13'5" x 17'7"

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