



# 112 Monmouth Drive Kamloops British Columbia

\$849,900

Location, location, location! Check out this great property in a classy cul-de-sac in Upper Sahali backing onto Peterson Creek Park. Over 1500 sq. ft. on the main with 2 bedrooms including a very large primary suite with a 3-piece ensuite and deck access. Entry is via a courtyard-style walkway from the driveway or oversize double garage. The sunken south-facing living room allows plenty of natural light and is a great entertaining space. The large kitchen, main floor family room with deck access, dining room and full bath with jetted tub complete the main level of this home. Downstairs you will find a large L-shaped recroom/gamesroom complex as well as a separate pool table room with a gas fireplace, as well as two more bedrooms and a 3-piece bath. Step outside to your large rear deck and almost .5 acres of privacy backing onto iconic Peterson Creek Park and your rear yard paradise, with loads of options for conventional landscape, Xeriscape, and more. Some updating needed for sure, but a great candidate for a forever-home in a sought-after location and area with all levels of schools, services, public transportation and more nearby. (id:6769)

3pc Bathroom 8' x 5'

Laundry room 13' x 10'6"

Bedroom 12'9" x 9'

Bedroom 12'8" x 9'9"

Games room 17' x 10'2"

Office 14'10" x 10'2"

Recreation room 26'4" x 13'4"

3pc Ensuite bath 6' x 6'

4pc Bathroom 8' x 6'

Bedroom 10'8" x 9'

Primary Bedroom 20'2" x 11'3"

Family room 13'8" x 12'

Kitchen 13'8" x 12'

Dining room 12'4" x 11'

Living room 19'6" x 14'3"

Foyer 8' x 7'

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