



# 1571 EMERALD Drive Kamloops British Columbia

\$1,039,000

Welcome to this brand new, executive-style, 2-storey home, perfectly situated in the family-friendly Juniper West neighbourhood. 2000 sq ft of impeccably designed living space on 2 floors plus an additional 1000 sq ft of finished living space in the basement. This custom built home combines modern sophistication with thoughtful functionality. Stunning open-concept main features a beautifully crafted 2-tone kitchen, complete with quartz countertops, a textured indigo island with faux wood accents and a dedicated dining room area opening onto patio & yard. \$10,000 appliance package. The expansive great room features custom lighting, offering the perfect space for entertaining. A walk-through pantry leads to a main floor laundry / mud room with access to 2-car garage, while a den off the front foyer provides ideal space for a home office or study. Upstairs are 3 bedrooms including primary, which features expansive ensuite & walk-in closet plus additional 4-piece bathroom. Lower level offers extra family living space with extra Bedroom/Rec room or could be transformed to a separate in-law suite. Plumbed-in for extra sink in wall. Fenced backyard has spacious grass area with low-maintenance xeriscaping in front. Central AC. GST applicable. Buyer to confirm all listing measurements & details if important. Some photos virtually staged. (id:6769)

Bedroom 10'2" x 10'2"	Recreation room 16'5" x 15'
Bedroom 10'6" x 11'0"	Laundry room 6'0" x 5'0"
Primary Bedroom 13'0" x 15'10"	Pantry 4'0" x 5'0"
Full ensuite bathroom Measurements not available	Den 10'0" x 12'0"
Full bathroom Measurements not available	Foyer 5'0" x 6'0"
4pc Bathroom Measurements not available	Kitchen 13'6" x 12'0"
Storage 8' x 4'6"	Dining room 13'0" x 11'0"
Storage 11'2" x 9'0"	Great room 17'6" x 15'0"
Bedroom 10'6" x 11'0"	Partial bathroom 11'0" x 5'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Kamloops)



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