



# 1765 CLIFFORD Avenue Kamloops British Columbia

\$1,099,900

Riverfront living with a low maintenance yard, inground pool, custom landscaped waterfall, fire pit and great access to your private dock. Inside the main floor features 3 bedrooms with the master having a 2pc ensuite, additional 4pc bathroom, open concept kitchen and living room, scenic views off the large deck that overlooks the backyard & the Thompson River. Downstairs has 2 additional bedrooms, family room, 3 pc bathroom and access to the pool. Lots of hang out zones on this property, making it a great home if you like hosting guest or relaxing in your private oasis. Other features and highlights include a 10 year old roof, hot water tank in 2022, fresh deck stain & paint on the riverside deck, new pool pump, updated floors and paint inside, 2 wood burning fireplaces with recent chimney cleaning & inspection. Single car garage, carport, RV parking and hot tub. Located on a desirable cult de sac in Brock with loads of young family's, close to shopping, schools and all amenities. Must see to appreciate the value this home offers! (id:6769)

Foyer 11'0" x 10'0"

Laundry room 12'0" x 9'0"

Recreation room 28'0" x 13'0"

Bedroom 11'0" x 11'0"

Bedroom 13'0" x 11'0"

3pc Bathroom Measurements not available

Primary Bedroom 14'0" x 10'2"

Living room 15'0" x 13'0"

Dining room 13'0" x 11'0"

Kitchen 15'0" x 10'0"

Bedroom 12'2" x 12'0"

Bedroom 10'8" x 9'9"

2pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.