



## 2082 LINFIELD Drive Kamloops British Columbia

\$1,369,900

This thoughtfully designed, brand-new home brought to you by Friesen Construction and Bulman Designs offers over 3,600 sqft of well-planned living space across three finished levels, blending modern farmhouse character with timeless West Coast style. Situated in the desirable Aberdeen Highlands, the open-concept main floor is ideal for both everyday living and entertaining, featuring a spacious, gourmet kitchen, walk-through pantry, mudroom, and a flexible main-floor bedroom or office. A Gorgeous appliance package, quartz counters and a custom brick, 2 story gas fireplace feature complete this beautiful main level. Step right off your kitchen/dining area to your private covered deck overlooking a beautifully landscaped, large, flat back yard featuring sweeping valley views. Upstairs, the primary suite is a true retreat with a walk-in closet and modern ensuite, complemented by two additional bedrooms, upper-floor laundry, and an open-to-below design that fills the home with natural light. The walkout, daylight, fully developed lower level adds exceptional versatility with a large rec room, wet bar, and 2 extra bedrooms offering future in-law suite potential or an addition to your living space. Don't miss out on this truly exceptionally designed home! Striking exterior finishes include board-and-batten and lap siding, black metal accents, stained timber beams, and a combination of asphalt and standing-seam metal roofing. Located on a generous lot with low site coverage, this home offers space, style, and long-term flexibility--perfect for growing families or multi-generational living. (id:6769)

Laundry room 5'8" x 9'10"

4pc Bathroom Measurements not available

Bedroom 11'4" x 11'

Bedroom 11'2" x 12'2"

5pc Ensuite bath Measurements not available

Primary Bedroom 11'4" x 15'

Recreation room 12'7" x 23'7"

Recreation room 13'11" x 15'

Mud room 5'6" x 8'

Kitchen 11'7" x 15'

Dining room 10'5" x 13'

Living room 10'7" x 14'

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Listing Presented By:



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Utility room	11'1" x 8'	4pc Bathroom	Measurements not available
Bedroom	11'5" x 12'5"	Bedroom	10' x 12'6"
4pc Bathroom	Measurements not available	Foyer	6'7" x 7'6"
Bedroom	11'0" x 11'9"		