



216 MONMOUTH Drive Kamloops British Columbia

\$924,900

Custom built, one-owner home recently updated and located in desirable mid-Sahali, walking distance to Peterson Creek, shopping, restaurants, schools, and more. Unique 3-level backward split design on an exceptional view lot with only one immediate neighbour. Main floor features an open-concept kitchen/living/dining area with vaulted ceilings, slate and hardwood flooring, and a gas fireplace framed by picture windows capturing panoramic mountain/valley views. Chef-inspired kitchen with stainless steel counters and appliances. Two outdoor entertaining areas include a view-facing patio and private front patio off the kitchen with two gas hookups. Lower level has 3 bedrooms, rec room with new carpets, 2 bathrooms, and laundry. Primary bedroom offers private patio, walk-in closet, and stylish ensuite with stand-up shower and dual sinks. Basement includes large storage/utility room and workshop with walkout to a terraced backyard, ready for design ideas. 755 sq.ft. 1-bed + den suite with private entrance, patio, laundry, and open-concept living with gas fireplace and picture windows. 22x22 double garage, RV parking, 200-amp service, central A/C, and in-ground sprinklers. Recently rented for \$3750 (main) + \$2000 (suite). Recent bank appraised over \$1,000,000. Ideal for professionals or investors. Buyer to confirm all listing details and measurements if important. (id:6769)

4pc Bathroom Measurements not available

Utility room 20'0" x 11'0"

Workshop 10' x 11'0"

Den 10'0" x 11'0"

Bedroom 10' x 11'0"

Kitchen 11'0" x 10'4"

Living room 18' x 14'0"

Laundry room 10' x 11'0"

Bedroom 9'6" x 11'0"

Bedroom 9'6" x 11'0"

4pc Ensuite bath Measurements not available

Primary Bedroom 18' x 14'

Family room 22'0" x 11'

Foyer 8'0" x 7'5"

Kitchen 12' x 12'

Dining room 12' x 12'

Listing Presented By:



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



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4pc Bathroom " x "

Great room 18' x 9'