



2163 GARYMEDE Drive Kamloops British Columbia

\$824,900

Classy front garden patio welcomes you to this level entry, energy efficient rancher with spacious foyer to greet guests! The home was constructed with NASCOR insulated construction adding significant energy efficiency. Step into to bright kitchen & enjoy the many upgrades including a rolling granite island, filtered drinking water tap, updated cabinets & stainless appliances. Glass doors open to the large deck with incredible north valley view. Elegant dining room leads to the large living room with vaulted ceiling & gas fireplace. 4pc main bath updated in 2014. 3 bedrooms on the main with primary enjoying a large walk in closet and 3pc ensuite. Basement is finished with 1 bedroom Nanny suite with sitting room, kitchenette & 4pc bathroom. Large rec room has an approved wood stove and door to the covered back patio & yard. Large storage area includes an infra red sauna for health benefits. Utility room features H/E furnace (2011) Navien hot water on demand (2011) & includes a handy workshop area with cold room. Large bonus room great as home office or media room. C/Air, U/G sprinklers. Ready to move right in with quick possession. (id:6769)

Other 8'9" x 5'4"

Workshop 13'5" x 9'

Storage 16' x 9'2"

3pc Bathroom Measurements not available

Kitchen 10'7" x 13'2"

Bedroom 13'7" x 13'2"

Foyer 11'7" x 13'2"

Recreation room 13'6" x 18'6"

Media 12'6" x 16'9"

Foyer 8'5" x 8'5"

3pc Ensuite bath Measurements not available

Primary Bedroom 13'4" x 12'

Bedroom 9'6" x 9'3"

Living room 19'6" x 13'6"

Dining room 12' x 13'5"

Bedroom 10' x 11'9"

Laundry room 8'5" x 6'7"

Kitchen 12'7" x 13'9"

4pc Bathroom Measurements not available

Listing Presented By:



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<http://lindaturnerprec@gmail.com/>



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

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

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