



## 2656 BRIARWOOD Avenue Kamloops British Columbia

\$870,000

Beautifully designed and beloved, this impressive 5-bedroom plus den and 3-bathroom home offers 2,000+ sqft of comfortable living in one of the most family-friendly neighborhoods in Kamloops. Walk into the spacious foyer and be greeted with high ceilings and abundance of windows that flood the space with natural light, creating a welcoming atmosphere throughout. Laid out with family living in mind, the upstairs offers 3 bedrooms, including a massive primary bedroom with a walk-in closet and an ensuite with a soaker tub and shower, and a second full bathroom conveniently located close to the remaining two bedrooms. The open living and dining area, with access to the large partially-covered deck, flows seamlessly into the kitchen, complete with a pantry for added storage and convenience -- perfect for everyday living and effortless entertaining. The versatile den on the lower level provides a flexible space for a home office or guest room. The 2-bedroom, 1-bathroom in-law suite with private entrance provides room for multi-generational living, older children, or visiting family, while also offering the option of a mortgage helper. The double-car garage and large driveway ensure ample parking for busy households, and the newer furnace and hot water tank add peace of mind. With a 6,000+ sq ft flat, private and fully-fenced lot, this is a move-in-ready home that delivers comfort, functionality and a wonderful place to put down roots. This one won't last long! Book a showing today. (id:6769)

Bedroom 11'11" x 11'1"

Bedroom 8'8" x 10'6"

Kitchen 8'7" x 11'

Living room 8'0" x 12'

Bedroom 9'11" x 9'11"

Bedroom 11'1" x 9'9"

Primary Bedroom 13' x 16'4"

Living room 13'4" x 16'11"

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 **4pc Bathrooms** 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 **4pc Ensuite Bath** and **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.

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

[https://www.youtube.com/channel/UCn09momCEZE1\\_dSFenV74Lw](https://www.youtube.com/channel/UCn09momCEZE1_dSFenV74Lw)

**ROYAL LePAGE**  
Locations West Realty

**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.