



317 MARIPOSA Court Kamloops British Columbia

\$999,900

This south-facing 3-bedroom, 3-bath home welcomes you with a charming covered patio enhancing the bright foyer and open-concept main floor, with mountain, city & sunset views. Situated on a quiet cul-de-sac, one of the largest estate lots in Sun Rivers, approx. 11,000 sq ft, (which allows for a pool and has no strata fees). The yard is also private with a fully fenced sideyard and backyard and easy-care landscaping. The main floor features a well-designed kitchen with an eating bar island, W/I pantry, ample cabinetry, pull-out drawers & generous counter space. French doors open to a sunny deck off the living area. Updates include a new Geo-thermal system replaced 2 yrs ago, Navien hot water on demand, and new high-end appliances. Other extras include 2 gas F/P's, laundry chute, U/G sprinklers, C/Vac and 200-amp service plus 60-amp sub-panel. Spacious primary bedroom boasts French doors to a private deck, gazebo, hot tub area, spa-like ensuite with heated floors, jetted soaker tub, steam shower, double sinks & W/I closet. Large family room with B/I bookshelves & cozy gas F/P. Lower level offers a 3rd bedroom, 3-pc bath with steam shower, storage & large laundry room. Ample parking with double car garage and built-in storage. Sun Rivers is leasehold land with a 99-year prepaid government lease. (id:6769)

3pc Bathroom Measurements not available

Laundry room 8'6" x 6'8"

Den 7' x 6'

Family room 24' x 17'

Bedroom 13' x 10'

Foyer 10' x 10'

4pc Bathroom Measurements not available

5pc Ensuite bath Measurements not available

Bedroom 11' x 12'

Primary Bedroom 16' x 13'

Living room 16'6" x 14'0"

Kitchen 16'6" x 11'

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