



## 3228 BANK Road Kamloops British Columbia

\$774,900

Fantastic opportunity to own a brand new home in a great neighbourhood with suite potential. This impressive half-duplex has everything you need. Enter on the main floor you'll find a large entryway with coat closet and plenty of room + access to the garage. The main floor features a beautiful open-concept kitchen and living area. The kitchen impresses with modern lighting fixtures, shaker-style cabinets, large pantry, island with stone countertops & seating, and herringbone tile backsplash. Just off the kitchen is a 2pc guest bath and a sliding door with outdoor access. Upstairs are 3 bedrooms including a large primary bedroom suite with 4pc ensuite bathroom and large walk-in closet with closet organizer. Also on this floor is an additional 4pc main bathroom with a secondary door into the 2nd bedroom + there is even a full laundry room on this level. Heading downstairs you'll find a separate entrance to access the basement level. On this level is another large bedroom with walk-in closet, rec room, and 4pc bathroom with gorgeous tile backsplash. Rough ins present for in-law suite potential. Nothing to do here but move in and enjoy. Lots of parking with 2 + car driveway and garage. Great location close to high school, elementary school, Westsyde pool & more. First-time home buyers ask your mortgage specialist about new first-time home buyer GST rebate! (id:6769)

|                               |                                |
|-------------------------------|--------------------------------|
| Bedroom 12'4" x 10'9"         | Recreation room 14'11" x 13'7" |
| Bedroom 13'4" x 11'10"        | Utility room 9'8" x 4'6"       |
| Laundry room 6'7" x 8'7"      | Dining room 9'3" x 12'11"      |
| 4pc Bathroom 11'9" x 4'11"    | Living room 16'10" x 15'1"     |
| 4pc Ensuite bath 9'10" x 5'2" | 2pc Bathroom 5'5" x 5'8"       |
| Primary Bedroom 17'7" x 14'1" | Foyer 5'11" x 4'2"             |
| Bedroom 11'5" x 12'2"         | Kitchen 12'11" x 9'3"          |
| 4pc Bathroom 9'5" x 5'2"      |                                |

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