



3639 Overlander Drive Kamloops British Columbia

\$1,299,000

This wonderful Westsyde riverfront home with an extra wide lot is a gem, especially because the lot is above the 200yr flood plain. Close to schools and shopping, this meticulously kept home offers an open concept kitchen/ eating and family areas that flow to a large deck looking out to the N. Thompson River and panoramic views of the hills. The spacious deck is partially covered and has a gas connection. 2 gas fireplaces accent the family and dining rooms. The roomy primary bedroom has a W/I closet and a classy ensuite. An extra feature- additional sound proofing between bathrooms and floors. Main floor laundry w/sink and built in vac system are a bonus. The roomy walk out basement provides wonderful daylight and has a terrific multi use area with a gas fireplace, 2 bedrooms, and a full bathroom. There is also additional storage/workshop space and a separate entrance, providing the option for an in-law suite. The garage comfortably fits 2 vehicles and provides outside access as well. Book your appt today to view this wonderful family home! Bonus...This property is ABOVE the 200 yr flood plain (id:6769)

Storage 14'0" x 12'2"
Foyer 7'0" x 4'7"
Utility room 8'0" x 5'3"
Storage 6'4" x 5'7"
Bedroom 13'6" x 12'0"
Bedroom 12'4" x 10'0"
Recreation room 12'0" x 10'4"
Family room 44'0" x 12'0"

5pc Bathroom Measurements not available
Foyer 9'0" x 4'0"
Laundry room 7'0" x 6'0"
Family room 16'5" x 13'0"
Dining nook 10'10" x 9'6"
Kitchen 12'0" x 10'0"
Bedroom 11'0" x 9'4"
Bedroom 10'6" x 9'6"

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Originally Listed by:
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