



all renderings are an artist's impression and are subject to change

# 5044 Sun Rivers Drive Kamloops British Columbia

\$794,900

Welcome to Ladera, the newest townhome lifestyle experience at Sun Rivers Resort Community. Designed for low-maintenance living, Ladera offers 2-4 bdrm/3-4 bathroom multi-level homes, ranging from approx. 2071-2645sqft, over a variety of layouts. All units are fully finished, including appliances and window coverings. The meticulous design offers bright living spaces with 9ft ceilings, large windows, daylight lower levels, and ample parking. The kitchens include extended height uppers, modern integrated hardware, quartz counters, large islands, and more. Attention to detail is evident from the exquisite ensuites, to the 8' sidelite entry door (most plans), to the expansive outdoor spaces. Every unit is achieving Step 4 Energy Rating and contains geothermal heating and cooling, ICF foundations, and R/I EV. GST is applicable. \*This unit has transom window in dining room and laundry room upgrades.\* \*Please note: media is from a different staged unit. (id:6769)

Laundry room 4'9" x 7'3"

Dining nook 5'10" x 5'11"

Bedroom 10'10" x 14'5"

Bedroom 10'10" x 12'1"

Primary Bedroom 13'1" x 14'7"

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Storage 10'2" x 14'8"

Family room 14'7" x 15'11"

Bedroom 11'5" x 13'1"

4pc Bathroom Measurements not available

Dining room 10'6" x 14'7"

Living room 14'6" x 14'7"

Kitchen 11'5" x 13'7"

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Engel & Volkers Kamloops



**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.