

\$634,500 - 175 Holloway Drive Unit# 40, Kamloops

MLS® #10345919

\$634,500

3 Bedroom, 3.00 Bathroom, 1,424 sqft
Single Family on 1.00 Acres

Tobiano, Kamloops, British Columbia

Investor Alert! Premium Lake Star Strata Unit with Guaranteed Income until April 2027! Attention Discerning Investors! Acquire a highly desirable end unit within the sought-after Lake Star development in Tobiano, boasting abundant natural light from east and south-facing windows, three bedrooms, and the added convenience of two underground heated parking stalls with ample storage. Enjoy a guaranteed annual rental income of \$32,400 until April 30, 2027! This is a rare opportunity to secure a premium strata unit in Tobiano's premier Lake Star community, renowned for its quality construction and access to exceptional amenities. Benefit from immediate, reliable cash flow in this stunning resort locale.

Investment Highlights: * Guaranteed Annual Rental Income: \$32,400 (until April 30, 2027) * Prime Location: Desirable Lake Star Development in Tobiano * Premium Features: End unit with east & south windows, 3 bedrooms * Convenience: Two underground heated parking stalls + ample storage * Annual Strata Fees: \$6,219.24 * Annual Resort Fees (TRA): \$382.10 * Annual Property Taxes: \$2,431 * Property Value: \$634,500 This exceptional property offers both immediate income security and long-term appreciation potential within Tobiano's thriving market. The Lake Star development's desirability ensures strong tenant interest beyond the current lease. (id:6289)



Built in 2008

Essential Information

Listing #	10345919
Price	\$634,500
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,424
Acres	1.00
Year Built	2008
Type	Single Family
Sub-Type	Strata
Style	Split level entry

Community Information

Address	175 Holloway Drive Unit# 40
Subdivision	Tobiano
City	Kamloops
Province	British Columbia
Postal Code	V1S0B2

Amenities

Amenities	Golf Nearby, Park, Recreation, Clubhouse, Party Room, Whirlpool
Features	Cul-de-sac, Level lot
Parking Spaces	2
Parking	Heated Garage, Underground
View	Lake view, Mountain view, View of water, View (panoramic)

Interior

Appliances	Range, Refrigerator, Dishwasher, Washer & Dryer
Heating	Geo Thermal Forced air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior	Stone, Other
----------	--------------

Exterior Features	Landscaped, Level, Underground sprinkler
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
--------	---------

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 24th, 2025 at 11:01pm PDT