

\$659,900 - 107 River Gate Drive, Kamloops

MLS® #10363917

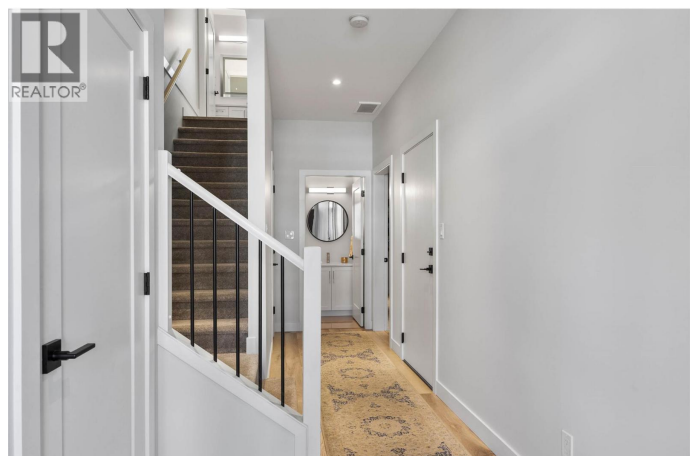
\$659,900

3 Bedroom, 4.00 Bathroom, 1,935 sqft

Single Family on 1.00 Acres

Sun Rivers, Kamloops, British Columbia

Welcome to this beautifully finished end-unit townhouse in the sought-after River Gate development at Sun Rivers. Sitting below the 6th hole, this home offers 1935sqft of living space across 3 levels & combines style & function in a prime location. The ground level entry offers a single-car garage & a large entry way. A bonus flex room currently used as workout room & 4pc bathroom add extra convenience for guests or family. Under-stair storage & shelving in the garage make organization a breeze. On the main floor you will find an inviting open-concept space featuring a large bright kitchen with quartz countertops, a central island, gas range & a built-in coffee bar. Sliding glass doors lead to a private patio with fantastic views of the valley. Additionally, you have a natural gas BBQ hook-up & added greenspace thanks to the end-unit location. A 2pc powder room rounds out the floor. Upstairs are 3 generous bedrooms including a spacious primary retreat on the view side, complete with a walk-in closet & luxurious 3pc ensuite featuring a double vanity. A well-designed laundry area with built-in shelving is also located on the top level with another 4pc main bathroom. Enjoy year-round comfort with geothermal heating & cooling, 200amp service & the peace of mind of a newer home with no GST. Just a short walk to local shopping, dining, & golf, this home offers both lifestyle & convenience. Book your showing today to join this great community! (id:6289)



Built in 2021

Essential Information

Listing #	10363917
Price	\$659,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,935
Acres	1.00
Year Built	2021
Type	Single Family
Sub-Type	Leasehold/Leased Land

Community Information

Address	107 River Gate Drive
Subdivision	Sun Rivers
City	Kamloops
Province	British Columbia
Postal Code	V2H0E4

Amenities

Amenities	Public Transit, Recreation, Schools, Shopping
Features	Central island
Parking Spaces	2
Parking	Attached Garage
# of Garages	1
View	River view, Mountain view

Interior

Appliances	Refrigerator, Dryer, Range - Gas, Hood Fan, Washer
Heating	Geo Thermal
Cooling	See Remarks
# of Stories	3

Exterior

Exterior	Vinyl siding, Other
Exterior Features	Landscaped, Underground sprinkler
Roof	Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office Century 21 Assurance Realty Ltd.



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