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**2163 PRIEST AVE**

Area	South West	Listing Status	Active
Sub Area	Merritt	Current Price	\$279,900
Property Type	Single Family	Possession	
Style	Two Storey	Title	Freehold
Taxes	\$2,423 (2016)	PRICE HISTORY	
MLS®	140108	Original Price	\$285,000
Age of Dwelling	OT	Aug 3/17	\$279,900
Zoning	R-2	Sale Price	
DOM	155	Sale Date	

INTERIOR**STYLE****FEATURES**

Bedrooms Above Grade 3+1	Exterior Finish Vinyl	Heating Forced Air
Bathrooms 2	Roof Asphalt Shingle	Fuel Gas (natural)
Ensuite	Construction Frame, Insul Ceiling, Insul Walls	Water City
Fireplaces	Access Gravel Driveway	Sewer Type Sewer connected
Rough In Fireplaces	Basement Type Full	Dist to Schools 2 BLKS
Flooring Wood	Bsmt Devel Fully finished, Inlaw Suite	Dist to Transp 2 BLKS
	Foundation Concrete Poured	

Total Sqft: 2,048**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other	Lot Width	84	Lot SqFt
Totals (sqft)	1,024	1,024			Lot Depth	96	Lot Acres
Bathroom	4pc	4pc			Parking Spaces	1	
Entrance		14x5			Parking Types	Garage (1 car), RV Parking	
Living	12x18'6	17x12			Site Influences	Central Location, Easy Access, Family Oriented, No Thru Road, Landscaped, Flat Site	
Dining		8x14			Outdoor Area	Patio(s), Covered Deck(s), Private Yard	
Kitchen	8'9x7'2	10x13			Equipment Included	Range, Refrigerator, Washer/Dryer, Window Coverings, Microwave	
Mast BR	11'5x11'6	12x11			LEGAL		
Bedroom		12x11					
Laundry	7'2x9'5						
Bedroom		6'6x9					
Utility	10x6'4				Legal	LOT 6 BLK 50 DL 123 KDYD PLAN 717 EXCEPT PLAN 39789	

Nice home with 2 bedrooms on main floor and a 1 bedroom mortgage helper, in-law suite in the basement. The main floor also has a good sized living room/dining room and kitchen. Good laminate flooring throughout. 1 car older garage, lots of parking, including RV parking. Covered deck and nicely maintained yard with some relaxing water features. Up and down have separate meters. Listed By: CENTURY 21 MOVING R.E. BC LTD

**108 YEW STREET**

Area **Kamloops**
 Sub Area **North Kamloops**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$2,069 (2017)**

Listing Status **Active**
 Current Price **\$309,900**
 Possession
 Title **Freehold**

MLS® **142612**
 Age of Dwelling **OT**
 Zoning **RT1**
 DOM **22**

PRICE HISTORY

Original Price **\$309,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+2**
 Bathrooms **2**
 Ensuite
 Fireplaces **Wood, Gas**
 Rough In Fireplaces **2**
 Flooring **Mixed**

STYLE

Exterior Finish **Stucco**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Blacktop Driveway**
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **3 BLK**
 Dist to Transp **1 BLK**

Total Sqft: 2,380**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other
Totals (sqft)	1,190	1,190		
Bathroom	4pc	4pc		
Living	20x18	20x14		
Dining		11x8		
Kitchen	14x18	9x11		
Bedroom	10x8	12x12		
Bedroom	12x10	10x9		
Bedroom		10x8		

Lot Width **40** Lot SqFt
 Lot Depth **120** Lot Acres
 Parking Spaces **1**
 Parking Types **Garage (1 car)**
 Site Influences **Central Location, Easy Access, Shopping Nearby, Recreation Nearby, Flat Site**
 Outdoor Area **Private Yard**
 Equipment Included **Range, Refrigerator, Window Coverings**

LEGAL

Legal **LOT 29 PLAN KAP 1213**

Good revenue property for the investor in you. 3 bedrooms up with a 1 or 2 bedroom inlaw suite. Home has many upgrades including electrical. Includes a single garage & private backyard. Central North Kamloops location close to shopping & recreation. Appointments a must, call for all showings. Listed By: ROYAL LEPAGE KAMLOOPS REALTY

**4416 CAMMERAY DRIVE**

Area **Kamloops**
 Sub Area **Rayleigh**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$2,487 (2017)**

MLS® **142657**
 Age of Dwelling **OT**
 Zoning **RS-2**
 DOM **19**

Listing Status **Active**
 Current Price **\$339,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$349,000**
 Sep 22/17 **\$339,000**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+1**
 Bathrooms **2**
 Ensuite
 Fireplaces
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Aluminium**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Blacktop Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **Municipal/Irr.dist.**
 Sewer Type **Sewer connected**
 Dist to Schools **1 BLK**
 Dist to Transp **1 BLK**

Total Sqft: 2,000

	Bsmt	Main	Above	Other
Totals (sqft)	1,000	1,000		
Bathroom	3pc	4pc		
Living	7x13	11x17		
Kitchen	9x9	8x11		
Dining		10x11		
Mast BR		11x12		
Bedroom	7x11	9x11		
Bedroom		9x11		
Rec Room	11x15			
Laundry	7x15			

EXTERIOR FEATURES

Lot Width Lot SqFt **10,456**
 Lot Depth Lot Acres **0.24**
 Parking Spaces
 Parking Types **Open, Addl Parking Avail, RV Parking**
 Site Influences **Easy Access, Mountain View, Level, Private Setting, No Thru Road, Landscaped, Flat Site**
 Outdoor Area **Sun Deck(s), Private Yard**
 Equipment Included **Dishwasher, Storage Shed, Central A/C, Window Coverings, Stove/Fridge, Microwave**

LEGAL

Legal **LOT 19 PLAN 26622 KDYD**

Get this! 4 or 5 bdrm, 2 bath bungalow in a cul-de-sac setting close to school and transportation with an in-law suite. Main floor boasts 3 bdrms, updated full 4 pce bath and LR featuring a bay window and laminate flooring. Well equipped kitchen has dishwasher and microwave/hoodfan combo. Dining room with tiled floor that has new French doors opening to a huge raised deck with nat gas BBQ hook-up overlooking the private, fenced rear yard that has fruit trees, raised garden beds, a workshop and even a chicken coop. Perfect 1 bdrm suite down, laundry and bonus rec room. New roof, HE furnace, central air and tons of parking on this almost 1/4 acre lot. Simply put. Great neighborhood, great home and a great setting. Listed By: ROYAL LEPAGE WESTWIN RLTY.

**380 PENDER PLACE**

Area **Kamloops**
 Sub Area **North Kamloops**
 Property Type **Single Family**
 Style **Cathedral Entry**
 Taxes **\$2,794 (2017)**

Listing Status **Active**
 Current Price **\$339,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$339,900**
 Sale Price
 Sale Date

MLS® **142333**
 Age of Dwelling **OT**
 Zoning **RS-1**
 DOM **37**

INTERIOR

Bedrooms Above Grade **2+2**
 Bathrooms **2**
 Ensuite
 Fireplaces **(1) - Gas**
 Rough In Fireplaces
 Flooring **Carpet, Laminate**

STYLE

Exterior Finish **Stucco**
 Roof **Asphalt Shingle**
 Construction **Frame**
 Access
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **3 BLK**
 Dist to Transp **1 BLK**

Total Sqft: 1,900

	Bsmt	Main	Above	Other
Totals (sqft)	900	1,000		
Bathroom	3pc	4pc		
Living	19x14	19x14		
Dining		10x9		
Kitchen		10x9		
Bedroom	12x10	12x10		
Bedroom	14x12	12x9		

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **6,893**
 Lot Acres **0.1582**
 Parking Spaces **1**
 Parking Types **Carport only**
 Site Influences
 Outdoor Area
 Equipment Included **Fridge/stove/W&D**

LEGAL

Legal **LOT 6 PLAN KAP16889 DISTRICT LOT 255 LAND DISTRICT 25 EXCEPT PLAN M12300**

Investor alert! 4 bedroom 2 bathroom home with a nice yard in a family oriented cul-de-sac. This house has a self contained 1 or 2 bedroom inlaw suite. Located close to all amenities. Call today for a private showing. All measurements approx. Listed By: C21 DESERT HILLS RLTY.(10)LTD

**363 CRAWFORD CRT**

Area **Kamloops**
 Sub Area **Dallas**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$3,672 (2017)**

Listing Status **Active**
 Current Price **\$349,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$374,900**
 Sep 8/17 **\$349,900**

Sale Price
 Sale Date

MLS® **141352**
 Age of Dwelling **OT**
 Zoning **RS-2**
 DOM **92**

INTERIOR

Bedrooms Above Grade **3+2**
 Bathrooms **2**
 Ensuite
 Fireplaces
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Wood Siding**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Gravel Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **2 KM**
 Dist to Transp **2 BLK**

Total Sqft: 2,700**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other
Totals (sqft)	1,250	1,450		
Bathroom	3pc	4pc		
Kitchen	12'6x8'10	14'6x10		
Dining		10x10		
Living		17x13		
Mast BR		13x12'8		
Bedroom	12'6x17	9'8x11		
Bedroom	8'10x12	12x9'10		
Family Room	12'8x16			
Workshop	11x27			

Lot Width
 Lot Depth
 Parking Spaces **2**
 Parking Types **Garage (2 car)**
 Site Influences **Easy Access, Golf Nearby, Mountain View, Shopping Nearby, Landscaped**
 Outdoor Area **Sun Deck(s), Private Yard**
 Equipment Included

Lot SqFt **13,068**
 Lot Acres **0.30**

LEGAL

Legal **LOT 13 SEC 5 TWNSHP 20 R16 W6M KDYD PLAN 24753**

Investor/handyman alert! Great private yard with a detached garage on this large piece of property. Main floor 3 bdrm, 1 bath in need of some TLC. Basement has a 2 bdrm suite. Currently rented for 1150 up & 850 down. Please allow 24 hours notice for showings. All showings Monday thru Thursday only. Listed By: ROYAL LEPAGE KAMLOOPS REALTY

**864 CAROLINE STREET**

Area **Kamloops**
 Sub Area **Brocklehurst**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$2,837 (2017)**

MLS® **142800**
 Age of Dwelling **57**
 Zoning **RT-1**
 DOM **7**

Listing Status **Active**
 Current Price **\$349,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$349,900**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+2**
 Bathrooms **2**
 Ensuite
 Fireplaces
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Stucco**
 Roof **Asphalt Shingle**
 Construction **Frame**
 Access **Blacktop Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools
 Dist to Transp

Total Sqft: 2,400**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other
Totals (sqft)	1,200	1,200		
Bathroom	3pc	4pc		
Kitchen	12x10'5	13'6x11'9		
Dining		11x9		
Living		15'10x12		
Master BR		12'4x11'1		
Bedroom	13'2x9'2	11'1x10'5		
Bedroom	13'10x10'7	11'4x7'9		
Rec Room	17'10x13'1			
Den	13'10x9'9			

Lot Width **60** Lot SqFt
 Lot Depth **163** Lot Acres
 Parking Spaces **1**
 Parking Types **Detached Garage/Shop**
 Site Influences **Family Oriented, Private Setting, Flat Site**
 Outdoor Area **Patio(s), Covered Deck(s), Sun Deck(s), Private Yard**
 Equipment Included **Central A/C, Window Coverings, Fridge/stove/W&D**

LEGAL

Legal **LOT 16 DL 253 KDYD PLAN 8696**

Great deal in Brock. Detached 32x18 garage/shop with power and gas heat. 2400 sqft home with 3 bedrooms upstairs and open concept living and dining room. Downstairs has an inlaw kitchen, pantry, 2 bedrooms plus a large den, partially finished bathroom, and a spacious living area. New furnace in 2016, hot water on demand, and windows have been upgraded. 60x163 yard with drive in detached shop, large garden shed with drive in door, raised gardens and children's play set. Large front deck and covered back deck to enjoy those summer BBQ's. Quick possession possible. Listed By: C21 DESERT HILLS RLTY.('10)LTD

**766 PORTERFIELD ROAD**

Area **Kamloops**
 Sub Area **Westside**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$2,708 (2017)**

Listing Status **Active**
 Current Price **\$359,900**
 Possession
 Title **Freehold**

MLS® **142773**
 Age of Dwelling **OT**
 Zoning **RT-2**
 DOM **9**

PRICE HISTORY

Original Price **\$359,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+2**
 Bathrooms **2**
 Ensuite **1**
 Fireplaces
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Vinyl**
 Roof **Torched on**
 Construction **Manufactured, Insul Ceiling, Insul Walls**
 Access **Gravel Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **1 BLK**
 Dist to Transp **1 BLK**

Total Sqft: 2,112

	Bsmt	Main	Above	Other
Totals (sqft)	1,056	1,056		
Bathroom	4pc	4pc		
Ensuite		2pc		
Kitchen	11'7x11	15x8		
Living	17x11	22x17		
Dining	11x8	9x8		
Mast BR		12x11		
Bedroom	17x10	11x9		
Bedroom	10x8	9x9		
Laundry	10x5'10			

EXTERIOR FEATURES


Lot Width
 Lot Depth
 Lot SqFt **11,326**
 Lot Acres **0.26**
 Parking Spaces
 Parking Types
 Site Influences
Open, Addl Parking Avail, RV Parking
Central Location, Easy Access, Golf Nearby, Level, Shopping
Nearby, Landscaped
 Outdoor Area
 Covered Deck(s), Private Yard
 Equipment Included **Dishwasher, Washer/Dryer, Window Coverings, Stove/Fridge**

LEGAL

Legal **LOT 3 SEC 7 TWN 21 RGE 17 WEST OF THE 6TH MERIDIAN KDYD**
PLAN 7326 BC ELECTRICAL 38954

Click on the multi media link to see a video of the property. Great family home and or investment property. Suited house with 3 bedrooms/2 baths laundry up w/2 bedrooms 1 bath & laundry down. 2 separate fenced backyards raised beds garden area. Recent updates include high efficiency furnace/heat pump, hot water tank, kitchen, flooring, ceilings, and some plumbing. Huge driveway with additional parking outside or front fence. Fruit trees. Property is on a nice residential street close to many services such as Westside Pool & Fitness Centre (pool, waterslide, weight room & activity room), Westside Pub and Westside Shopping Centre. Electrical updated in 2013. 2 stoves, 2 fridges, 1 dishwasher, 2 washers & 2 dryers. Listed By: RE/MAX REAL ESTATE (KAMLOOPS)

					1325 NANAIMO STREET														
					Area		Kamloops		Listing Status		Active								
					Sub Area		North Kamloops		Current Price		\$360,000								
					Property Type		Single Family		Possession										
Style		Bungalow		Title		Freehold													
Taxes		\$2,173 (2017)		PRICE HISTORY															
MLS®		142337																	
Age of Dwelling		OT		Original Price		\$375,000													
Zoning		RT-1		Sep 6/17		\$360,000													
DOM		40		Sale Price															
				Sale Date															
INTERIOR					STYLE					FEATURES									
Bedrooms Above Grade 2+2					Exterior Finish Stucco					Heating Forced Air									
Bathrooms 2					Roof Asphalt Shingle					Fuel Gas (natural)									
Ensuite					Construction Frame					Water City									
Fireplaces					Access					Sewer Type Sewer connected									
Rough In Fireplaces					Basement Type Full					Dist to Schools 2 BLKS									
Flooring Mixed					Bsmt Devel Fully finished, Inlaw Suite					Dist to Transp 4 BLKS									
Foundation																			
Total Sqft: 1,672										EXTERIOR FEATURES									
		Bsmt		Main		Above		Other		Lot Width		Lot SqFt 7,402							
Totals (sqft)		814		858						Lot Depth		Lot Acres 0.1699							
Bathroom		4pc		4pc						Parking Spaces 1									
Kitchen		12x12		11x11						Parking Types Garage (1 car), Addl Parking Avail, RV Parking									
Living		12x12		13x19						Site Influences Easy Access, Level, Flat Site									
Bedroom		9x10		9x11						Outdoor Area									
Bedroom		11x11		9x10						Equipment Included Stove/Fridge, Fridge/stove/W&D									
Other				4x9															
										LEGAL									
										Legal LOT 5 SLY 60FT LAND DIST 25 PLAN KAP8054 KDYD									
<p>This RT-1 property measures just over 7400sqft. House on property has two bedrooms up and a fully self contained 2 bedrooms suite down. Main floor comes with fridge and stove. Downstairs comes with fridge, stove, washer & dryer. House is quiet bright on both levels. Single car garage, double paved driveway, with one side running from front to back of property. This is an estate sale and is subject to Probate and being sold "as is where is". Appointments a must. Listed By: BEST-WEST REALTY LTD.</p>																			

				1734 FAIRWAY PLACE											
				Area	South West	Listing Status	Active								
				Sub Area	Merritt	Current Price	\$385,000								
				Property Type	Single Family	Possession	Freehold								
Style Two Storey Taxes \$3,753 (2016)				PRICE HISTORY Original Price \$385,000 Sale Price Sale Date											
MLS® 141466 Age of Dwelling 25 Zoning R2 DOM 88															
INTERIOR				STYLE				FEATURES							
Bedrooms Above Grade 5 Bathrooms 2 Ensuite 1 Fireplaces (3) - Gas Rough In Fireplaces Flooring Mixed				Exterior Finish Vinyl Roof Asphalt Shingle Construction Frame, Insul Ceiling, Insul Walls Access Concrete Driveway Basement Type Crawl Bsmt Devel Legal Suite Foundation Concrete Poured				Heating Forced Air Fuel Gas (natural) Water City Sewer Type Sewer connected Dist to Schools 5 BLK Dist to Transp							
Total Sqft:								EXTERIOR FEATURES							
	Bsmt	Main	Above	Other	Lot Width	64		Lot SqFt							
Totals (sqft)		1,264	1,692		Lot Depth	105		Lot Acres							
Bathroom		4pc	4pc		Parking Spaces	2									
Ensuite			4pc		Parking Types	Garage (2 car)									
Rec Room		21'6x11			Site Influences	Easy Access, Family Oriented, Golf Nearby, Cul-de-sac, Flat Site									
Kitchen		12'4x10	10x9'7		Outdoor Area										
Living		13'9x12'4	14x11'8		Equipment Included	Washer/Dryer, Central A/C, Fridge/stove/W&D									
Bedroom		10'6x10	10'9x9'10		LEGAL Legal LOT 2 PLAN KAP45998 DL 124 KDYD EXCEPT UNDER SURFACE RIGHTS										
Bedroom		10x9'6	9'8x9'3												
Laundry		8x5													
Family Room			14x13												
Dining			13x10												
Mast BR			12'9x12'6												
Nook			8x7'9												
<p>Good sized family home with 3 bedrooms in main living area plus a 2 bedroom ground level suite with laminate flooring through out. The main part of the home features 3 gas fireplaces, a good sized rec room plus family room and living room. There is also a formal dining area and breakfast nook. Master bedroom has walk in closet plus full ensuite with jetted tub, and separate shower. New roof installed in 2016. Good tenants in place, 24 hour notice needed. Listed By: ROYAL LEPAGE MERRITT R.E.SERV.</p>															

**204 THRUPP STREET**

Area **Kamloops**
 Sub Area **North Kamloops**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$2,300 (2017)**

MLS® **142695**
 Age of Dwelling **63**
 Zoning **RT-3**
 DOM **15**

Listing Status **Active**
 Current Price **\$389,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$389,900**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **2+1**
 Bathrooms **2**
 Ensuite
 Fireplaces
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Vinyl**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Gravel Driveway**
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **CLOSE**
 Dist to Transp **CLOSE**

Total Sqft: 1,964

	Bsmt	Main	Above	Other
Totals (sqft)	862	1,102		
Bathroom	3pc	4pc		
Kitchen	13x6	14x13'7		
Living	22x12	14x17		
Mast BR		19x12		
Bedroom	12x10	12x13		
Nook		8x7		

EXTERIOR FEATURES

Lot Width **60** Lot SqFt **7,020**
 Lot Depth **117** Lot Acres **0.1612**
 Parking Spaces **1**
 Parking Types **Garage (1 car), RV Parking**
 Site Influences **Central Location, Shopping Nearby, Flat Site**
 Outdoor Area **Patio(s)**
 Equipment Included **Dishwasher, Washer/Dryer, Storage Shed, Central A/C, Stove/Fridge, Fridge/stove/W&D**

LEGAL

Legal **THE EASTERLY 1/2 OF LOT 10 MEASURED ALONG THE NORTHERLY & SOUTHERLY BOUNDARIES BY THE FULL WIDTH OF SAID LOT DL D GROUP 2 KDYD PLAN 5058**

Gorgeous RT-3 zoned North Kamloops home with a mortgage helper and detached single car garage/workshop. The main floor offers an open concept living room and kitchen area, two good sized bedrooms, office nook, 4 piece bathroom and laundry. The basement contains a bright and spacious one bedroom suite with separate entrance and laundry. Lovely outdoor area with large deck, garden beds and plenty of green space. Garage/shop is wired and insulated. Other features of this home include fully fenced yard, parking for all of your vehicles plus an RV, central air conditioning, updated flooring throughout and much more. Great central location close to river walking trails and all amenities. This home is updated top to bottom, nothing left to do but move in! 24 hours notice required for suite showings. Listed By: C21 DESERT HILLS RLTY.('10)LTD

**1679 VALLEYVIEW DRIVE**

Area **Kamloops**
 Sub Area **Valleyview**
 Property Type **Single Family**
 Style **Basement Entry**
 Taxes **\$3,058 (2017)**

MLS® **142872**
 Age of Dwelling **OT**
 Zoning **RS-1**
 DOM **1**

Listing Status **Active**
 Current Price **\$389,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$389,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **2+2**
 Bathrooms **2**
 Ensuite
 Fireplaces **(1) - Gas**
 Rough In Fireplaces
 Flooring **Tile**

STYLE

Exterior Finish **Hardiplank**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Blacktop Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools
 Dist to Transp

Total Sqft: 2,447

	Bsmt	Main	Above	Other
Totals (sqft)	1,095	1,352		
Bathroom	4pc	4pc		
Living	15'3x8'7	13'10x17		
Kitchen	6'9x6'10	10'10x8'8		
Dining		7'7x17'11		
Bedroom	8'2x11'7	9'1x14		
Bedroom	8'1x10'7	10'2x19'6		
Den		8x6		

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **17,424**
 Lot Acres **0.40**
 Parking Spaces
 Parking Types **Open, RV Parking**
 Site Influences **Central Location, Easy Access, Golf Nearby, Mountain View, River View, Recreation Nearby**
 Outdoor Area **Patio(s), Covered Deck(s)**
 Equipment Included **Washer/Dryer, Fridge/stove/W&D**

LEGAL

Legal **LOT A DISTRICT LOT 235 KAMLOOPS DIVISION YALE DISTRICT PLAN 16103**

Great investment opportunity with this multiple suite home in Valleyview minutes from downtown. This unique home is already generating income well over \$2,000 per month and could get more. The main level had a large 2-bedroom unit (possible third), great open floor plan with spacious kitchen dining and living room. Easy access to patio outside and lots of natural light. The basement unit is also 2 bedrooms and each of the suites has its own laundry. There is a third unit with a bedroom and a bathroom perfect for a student. The massive lot has many additional structures from a converted box truck to a guest suite, shed, decks with views of the river and even a sweat lodge built into the ground. Must been seen to be appreciated! This amazing location on Valleyview Drive is close to shopping, food, schools, day care and transit. Easy access to downtown and the Trans Canada Hwy. All measurements approx. Buyer to verify all listing details if important. Call office to show. Listed By: RIVER CITY REALTY LTD.

**265 MCKAY PLACE**

Area **Kamloops**
 Sub Area **Valleyview**
 Property Type **Single Family**
 Style **Cathedral Entry**
 Taxes **\$2,495 (2017)**

MLS® **142231**
 Age of Dwelling **OT**
 Zoning **RS-1**
 DOM **44**

Listing Status **Active**
 Current Price **\$394,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$399,000**
 Sep 26/17 **\$394,900**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3**
 Bathrooms **2**
 Ensuite **1**
 Fireplaces **(2) - Mixed**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Aluminium**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Concrete Driveway**
 Basement Type **Three-Quarter**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **3 BLKS**
 Dist to Transp **1/2 BLK**

Total Sqft: 2,001

	Bsmt	Main	Above	Other
Totals (sqft)		1,171	830	
Bathroom		4pc		
Bathroom		3pc		
Ensuite	3pc			
Kitchen	10x12	15x12		
Dining		10x12		
Living		15x14		
Bedroom		11x10		
Bedroom		10x9		
Mast BR		12x12		
Rec Room	12x14			
Laundry	12x10			

EXTERIOR FEATURES

Lot Width Lot SqFt **5,103**
 Lot Depth Lot Acres **0.1171**
 Parking Spaces **1**
 Parking Types **Garage (1 car), Addl Parking Avail, RV Parking**
 Site Influences **Easy Access, Family Oriented, Mountain View, Level, View, Private Setting, Recreation Nearby, Quiet Area, No Thru Road, Cul-de-sac, Landscaped, Flat Site**
 Outdoor Area **Sun Deck(s)**
 Equipment Included **Dishwasher, Window Coverings, Fridge/stove/W&D**

LEGAL

Legal **LOT A DIST LOT 236 KDYD PLAN 30135**

Nicely updated Valleyview home in a cul-de-sac. This property has an open floor plan on the main floor. There is an updated kitchen and laminate flooring throughout. The main floor also features three bedrooms a 3-piece updated master ensuite and a four-piece updated bathroom. The basement level features an in law suite with separate entry, a shared laundry and access to an oversized single car garage. Other features include RV parking, fully fenced yard and flexible possession. Listed By: C21 DESERT HILLS RLTY.(10)LTD

**1554 SOUTHVIEW TERRACE**

Area **Kamloops**
 Sub Area **Batchelor Heights**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$2,896 (2017)**

MLS® **142310**
 Age of Dwelling **41**
 Zoning **RS-1**
 DOM **40**

Listing Status **Active**
 Current Price **\$394,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$399,900**
 Sep 18/17 **\$394,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+1**
 Bathrooms **2**
 Ensuite
 Fireplaces **(2) - Gas**
 Rough In Fireplaces
 Flooring **Laminate**

Exterior Finish **Aluminium**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Concrete Driveway**
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation **Concrete Poured**

STYLE**FEATURES**

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools
 Dist to Transp

Total Sqft: 2,064**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other
Totals (sqft)	890	1,174		
Bathroom	3pc	4pc		
Kitchen	12x8	9'2x12'0		
Dining		8x12'8		
Living	16'3x11'8	12'6x16		
Bedroom	8'8x19	12'10x9		
Bedroom		9x6'6		
Bedroom		12'2x12'6		
Laundry	21'5x9			

Lot Width
 Lot Depth
 Lot SqFt **5,910**
 Lot Acres **0.1357**
 Parking Spaces
 Parking Types **Carport only**
 Site Influences **Family Oriented, Mountain View, View, Quiet Area, Flat Site**
 Outdoor Area **Patio(s)**
 Equipment Included **Dishwasher, Vacuum built-in, Central A/C, Window Coverings, Fridge/stove/W&D, Microwave**

LEGAL

Legal **L 175 SEC 24 TWP 20 RGE 18 W6M KDYD PLAN 21464**

Great value in this 3 bedroom up bungalow with one bedroom in the basement. The fully fenced flat yard backs onto a park for extra privacy. Spectacular river & mountain view from the back porch, perfect for enjoying your morning coffee. The basement has a separate entry, full bathroom and living area, hookups for separate laundry, is newly insulated and there is a wet bar in place. 5 yr old furnace & roof. Close to elementary schools, quiet, family-oriented neighbourhood with easy access to highways and public transit. 24 hrs notice appreciated. All measurements approx. Buyer to verify all listing details if important. Call to show Listed By: RIVER CITY REALTY LTD.

**3714 WESTSYDE ROAD**

Area **Kamloops**
 Sub Area **Westsyde**
 Property Type **Single Family**
 Style **Cathedral Entry**
 Taxes **\$2,783 (2016)**

MLS® **141438**
 Age of Dwelling **38**
 Zoning **RS-5**
 DOM **89**

Listing Status **Active**
 Current Price **\$399,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$419,900**
 Jul 24/17 **\$409,900**
 Sep 7/17 **\$399,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+3**
 Bathrooms **2**
 Ensuite
 Fireplaces **(1) - Wood**
 Rough In Fireplaces
 Flooring **Carpet**

STYLE

Exterior Finish **Vinyl**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Blacktop Driveway**
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **10 BLKS**
 Dist to Transp **5 BLKS**

Total Sqft: 2,260

	Bsmt	Main	Above	Other
Totals (sqft)	1,120	1,140		
Bathroom	3pc	4pc		
Entrance		6x14		
Living	15'5x11	12x14		
Dining	7x12	10x13		
Kitchen	10'3x10	9x13		
Mast BR		9x12		
Bedroom	12x10	9x9		
Bedroom	9x11	9x9		
Laundry	6x8			
Bedroom	9x11			

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **11,741**
 Lot Acres **0.2695**
 Parking Spaces **1**
 Parking Types **Garage (1 car)**
 Site Influences **Hillside, Rural Setting, View**
 Outdoor Area **Covered Deck(s)**
 Equipment Included **Dishwasher, Disposal, Air-conditioning, Fridge/stove/W&D, Microwave**

LEGAL

Legal **LOT 14 SEC 7 & 18 TOWN RGE 17 WEST OF THE 6TH MERIDIAN
 KDYD PLAN 31297**

Great 4 bedroom home + 2 bedroom suite, single garage and RV parking. Enjoy your privacy with covered deck, mature trees, backing onto green space, and located on the quieter end of Westsyde Rd with The Dunes Golf Course and shopping located across the street. Many updates throughout including newer kitchen w/pull out drawers & eating bar, flooring, paint, and furnace. Lots of parking here as well to accommodate toys and RV. Listed By: RE/MAX REAL ESTATE (KAMLOOPS)

**266 OAK ROAD**

Area **Kamloops**
 Sub Area **North Kamloops**
 Property Type **Single Family**
 Style **Rancher**
 Taxes **\$3,165 (2016)**

MLS® **141782**
 Age of Dwelling **OT**
 Zoning **RT-1**
 DOM **71**

Listing Status **Active**
 Current Price **\$399,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$399,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **2+2**
 Bathrooms **2**
 Ensuite **1**
 Fireplaces
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Composition**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Gravel Driveway**
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **2 BLK**
 Dist to Transp **1 BLK**

Total Sqft: 2,245**EXTERIOR FEATURES**


	Bsmt	Main	Above	Other
Totals (sqft)	900	1,345		
Bathroom	3pc	4pc		
Ensuite		4pc		
Living	20x12	19x16		
Kitchen	11x10	18x11		
Entrance		14x6		
Mast BR		19x11		
Bedroom	9x9	11x10		
Laundry		8x8		
Bedroom	11x9			

Lot Width
 Lot Depth
 Lot SqFt **10,019**
 Lot Acres **0.23**
 Parking Spaces
 Parking Types **Open, Addl Parking Avail, RV Parking**
 Site Influences **Easy Access, Shopping Nearby, Flat Site**
 Outdoor Area **Patio(s), Sun Deck(s), Private Yard**
 Equipment Included **Inground Pool, Central A/C, Window Coverings, Fridge/stove/W&D**

LEGAL

Legal **LOT 3 PLAN 5311 EXCEPT PLAN 8411**

Beautiful 4 bedroom home with pool and 2 bedroom basement suite down. Extensive renos have been done to the place including windows, roof, gutters, soffits, Hardi plank siding and more! Nicely refinished main level with hardwood floors, newer bathrooms including 5 piece ensuite and a fresh coat of paint. Basement has 2 bedroom suite with shared laundry, waiting for your final finishing ideas. Still lots of time to sit back, enjoy the sun by your 32x16 pool - perfect for family, relaxing and entertaining. Furnace and A/C replaced in 2008, pool equipment in 2013, newer water and sewer lines. Very easy to show, quick possession possible. Call to show. All meas approx. Listed By: ROYAL LEPAGE WESTWIN RLTY.

		840 ELDER ROAD			
		Area	Kamloops	Listing Status	Active
		Sub Area	Westsyde	Current Price	\$415,000
		Property Type	Single Family	Possession	
		Style	Rancher	Title	Freehold
		Taxes	\$3,041 (2017)	PRICE HISTORY	
		MLS®	142099	Original Price	\$434,900
		Age of Dwelling	OT	Sep 12/17	\$415,000
		Zoning	RS-1	Sale Price	
		DOM	52	Sale Date	
INTERIOR		STYLE		FEATURES	
Bedrooms Above Grade	3+2	Exterior Finish	Stucco, Wood Siding	Heating	Forced Air
Bathrooms	3	Roof	Asphalt Shingle	Fuel	Gas (natural)
Ensuite	1	Construction	Frame, Insul Ceiling, Insul Walls	Water	City
Fireplaces	(2) - Wood	Access	Blacktop Driveway	Sewer Type	Sewer connected
Rough In Fireplaces		Basement Type	Full	Dist to Schools	2 BLK
Flooring	Carpet, Wood, Tile, Laminate	Bsmt Devel	Fully finished, Inlaw Suite	Dist to Transp	1 BLK
		Foundation	Concrete Poured		
Total Sqft: 3,757				EXTERIOR FEATURES	
Totals (sqft)	Bsmt	Main	Above	Other	Lot Width
		2,500	237	1,757	Lot Depth
Ensuite		4pc			Lot SqFt
Bathroom	3pc	4pc			Lot Acres
Bathroom		2pc			
Mast BR		20x24'2			
Kitchen	12x15	9x11			
Living	21x13	x			
Bedroom	13x12	18x12		16x9	
Family Room		23x36			
Other				12x12	
Laundry				7x12	
Storage				16x11	
Storage				9x16	
Bedroom	13x11				
					Outdoor Area
					Equipment Included
					Open, Addl Parking Avail, RV Parking Central Location, Easy Access, Golf Nearby, Level, Open Space, Shopping Nearby, Private Setting, Recreation Nearby, Quiet Area, Landscaped, Flat Site Sun Deck(s), Private Yard Jetted Tub, Storage Shed, Window Coverings, Security System, Fridge/stove/W&D, Microwave, Underground Sprinklers
LEGAL					
Legal LOT B SECTION 6 TOWNSHIP 21 RANGE 17 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 25899					
<p>Prime Westsyde location, unique home on 1/4 acre property, plenty of parking, fruit trees, beautiful garden area. Lots of room for a garage/shop. The main living area has 2-3 bedrooms, 1.5 bathrooms and an ensuite. There is a great room with a wonderful fireplace and bonus sun room. There is also a terrific independent 2 bedroom living space for extended family living with a private entrance. The main floor can easily accommodate wheelchair accessibility. The home owner is currently doing a variety of renovations and will continue to do so. They include \$15,000 electrical upgrade, 2 panels, flooring, painting, windows/trim. There is hot water on demand, 2 meters and underground sprinklers. All measurements are approximate, verify if necessary. Listed By: ROYAL LEPAGE KAMLOOPS REALTY</p>					

**221 STROM ROAD**

Area **Kamloops**
 Sub Area **Valleyview**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$2,785 (2017)**

MLS® **142334**
 Age of Dwelling **OT**
 Zoning **RS-1**
 DOM **37**

Listing Status **Active**
 Current Price **\$419,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$429,900**
 Sep 19/17 **\$419,000**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **2+2**
 Bathrooms **2**
 Ensuite
 Fireplaces **(1) - Wood**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Wood Siding**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools
 Dist to Transp

Total Sqft: 2,100

	Bsmt	Main	Above	Other
Totals (sqft)	1,000	1,100		
Bathroom	4pc	4pc		
Kitchen	10'6x10	10'8x15'6		
Dining		8x10'8		
Living	13x12	15'8x16'10		
Mast BR		10x11		
Bedroom	10'9x9	8'3x10'7		
Bedroom	10'9x9			
Laundry	6x14			

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **8,663**
 Lot Acres **0.1989**
 Parking Spaces
 Parking Types **Open**
 Site Influences
 Outdoor Area
 Equipment Included **Patio(s)**
Dishwasher, Window Coverings, Fridge/stove/W&D, Microwave

LEGAL

Legal **LOT A DISTRICT LOT 235 KAMLOOPS DIVISION YALE DISTRICT PLAN 18193**

This lovely home is located in the great neighborhood of Valleyview, just minutes from downtown! The main floor has 2 bedrooms and an open concept floor plan with a large living area. The lower level features a 2 bedroom in-law suite, newly renovated kitchen and bathroom with a separate entrance and shared laundry. Recent updates include: kitchen cabinets and counters, paint, laminate flooring, and bathroom tiling. There is an attached powered shop with access from inside the home and also from the exterior. Enjoy privacy in the beautiful spacious yard with tons of space for parking. Great income or mortgage helping property! All measurements approx. Buyer to verify all listing details if important. Call to show. Listed By: RIVER CITY REALTY LTD.

**698 LORNE STREET**

Area	Kamloops	Listing Status	Active
Sub Area	South Kamloops	Current Price	\$429,000
Property Type	Single Family	Possession	
Style	Bungalow	Title	Freehold
Taxes	\$3,280 (2017)	PRICE HISTORY	
MLS®	140942	Original Price	\$429,000
Age of Dwelling	OT	Sale Price	
Zoning	RS-1	Sale Date	
DOM	113		


INTERIOR**STYLE****FEATURES**

Bedrooms Above Grade 3	Exterior Finish Vinyl	Heating Forced Air
Bathrooms 3	Roof Asphalt Shingle	Fuel Gas (natural)
Ensuite	Construction Frame, Insul Ceiling, Insul Walls	Water City
Fireplaces	Access Gravel Driveway	Sewer Type Sewer connected
Rough In Fireplaces	Basement Type Full	Dist to Schools
Flooring Mixed	Bsmt Devel Partly finished, Inlaw Suite	Dist to Transp
	Foundation Concrete Poured	

Total Sqft: 2,480 Incl. unfin. sqft: 570**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other	Lot Width	Lot SqFt 5,758
Totals (sqft)	280	850	780		Lot Depth	Lot Acres 0.1322
Bathroom	4pc	3pc	4pc		Parking Spaces 2	
Kitchen	8x12	11x11			Parking Types Carport only, Open, Addl Parking Avail	
Living		13x17			Site Influences Central Location, Water View, Park Setting, Waterfront Nearby, Corner Site	
Bedroom		9x9	10x10		Outdoor Area Covered Deck(s), Sun Deck(s)	
Master BR			10x18		Equipment Included Dishwasher, Storage Shed, Window unit A/C, Fridge/stove/W&D	
Other	12x14				LEGAL	
Storage	x				Legal	LOT 10 PLAN 193 BLK 72 DL 233 & 234 KDYD EXCEPT PLAN A490

Near Pioneer Park - do a drive-by this 3 bedroom character home with a mortgage helper. Nice open kitchen and dining room, 10ft original hammered metal antique ceiling in living room. Recent paint on the main floor. The basement has a separate entrance with an inlaw/bachelor suite. Next to South Thompson River, boat launch, and Millennium Trail. Huge sundeck that has had recent upgrades. This home comes with a lifestyle. Rent up & 1400 plus utilities and down \$700. Showings from 3:00 - 4:30 Wednesday thru Sunday. Need to accommodate tenants. Listed By: ROYAL LEPAGE KAMLOOPS REALTY

					1064 PEMBROKE AVE														
					Area	Kamloops			Listing Status	Active									
					Sub Area	North Kamloops			Current Price	\$434,900									
					Property Type	Single Family			Possession										
Style	Cathedral Entry			Title	Freehold		PRICE HISTORY												
Taxes	\$3,220 (2017)																		
MLS®	142407			Original Price	\$434,900														
Age of Dwelling	OT			Sale Price															
Zoning	RT-1			Sale Date															
DOM	34																		
INTERIOR					STYLE					FEATURES									
Bedrooms Above Grade	2+2				Exterior Finish	Vinyl				Heating	Forced Air								
Bathrooms	1				Roof	Asphalt Shingle				Fuel	Gas (natural)								
Ensuite	1				Construction	Frame				Water	City								
Fireplaces	(1) - Wood, Electric				Access	Gravel Driveway				Sewer Type	Sewer connected								
Rough In Fireplaces					Basement Type	Full				Dist to Schools	2 BLK								
Flooring	Wood, Mixed				Bsmt Devel	Fully finished, Inlaw Suite				Dist to Transp	1 BLK								
					Foundation	Slab													
Total Sqft: 2,106										EXTERIOR FEATURES									
	Bsmt	Main	Above	Other	Lot Width						Lot SqFt	7,391							
Totals (sqft)	1,033	1,073			Lot Depth						Lot Acres	0.1697							
Bathroom		4pc			Parking Spaces	1													
Ensuite	3pc				Parking Types	Garage (1 car), Addl Parking Avail, RV Parking													
Kitchen		10x11			Site Influences	Central Location, Family Oriented, Mountain View, Recreation Nearby													
Bedroom	12x12'7	12x10			Outdoor Area	Patio(s), Covered Deck(s)													
Living		18x13'7			Equipment Included	Dishwasher, Inground Pool, Central A/C, Window Coverings, Fridge/stove/W&D													
Mast BR		12'2x10'2			LEGAL														
Dining		11'9x10																	
Storage	12x11				Legal														
Dining	7x8'8																		
Family Room	18'6x11'9				LOT 2 PLAN KAP 18149														
Bedroom	12x11'3																		

Looking for a 14x28 inground pool with a 2 bedroom suite and lots of parking? Come take a look at this 2 up 2 down, 2 bath home with fully fenced yard with alley access and lots of RV parking. Covered deck and back yard patio make it a great spot for entertaining. The inlaw suite was professionally done in 2010, lots of kitchen cabinets. Pool installed in 2010. Roof updated in 2007. C/A, F/P All windows are vinyl. Several fruit trees. Quick possession may be possible as family is relocating. Easy to view. Listed By: C21 DESERT HILLS RLTY.(10)LTD

**5159 DALLAS DRIVE**

Area **Kamloops**
 Sub Area **Dallas**
 Property Type **Single Family**
 Style **Cathedral Entry**
 Taxes **\$3,229 (2017)**

MLS® **142835**
 Age of Dwelling **44**
 Zoning **RS-2**
 DOM **6**

Listing Status **Active**
 Current Price **\$439,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$439,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+1**
 Bathrooms **2**
 Ensuite
 Fireplaces **(1) -**
 Rough In Fireplaces
 Flooring **Carpet, Tile, Laminate**

STYLE

Exterior Finish **Stucco**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Gravel Driveway, Blacktop Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **3 BLK**
 Dist to Transp **1 BLK**

Total Sqft: 2,352

	Bsmt	Main	Above	Other
Totals (sqft)	1,176	1,176		
Bathroom	4pc	4pc		
Kitchen	13x17	12'8x17'6		
Dining		x		
Living	18x12'6	13x16		
Mast BR		14x10'6		
Bedroom	15'7x12'6	11x11		
Bedroom		11'9x9		
Den	12'8x6'8			

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **10,019**
 Lot Acres **0.23**
 Parking Spaces **1**
 Parking Types **Garage (1 car), Street, Open, RV Parking**
 Site Influences **Central Location, Easy Access, Golf Nearby, Highway Access, Shopping Nearby, Recreation Nearby, Landscaped, Flat Site**
 Outdoor Area
 Equipment Included **Covered Deck(s), Private Yard Dishwasher, Hot Tub, Window Coverings, Stove/Fridge, Fridge/stove/W&D, Microwave**

LEGAL

Legal **LOT 4 SEC 5 TOWNSHIP 20 RANGE 16 WEST OF THE 6TH MERIDIAN KDYD PLAN 20582**

Updated Dallas home with new basement suite, on a large flat lot with amazing backyard and pool. Spacious kitchen with island and all the cabinets and countertop space you will need. French doors open up to the big covered sundeck with NG hookup leading you to the designated pool area and landscaped backyard, ready for a shop (plans & budget available on request). Updates include: electrical service (200), HW tank, high efficiency furnace, hot tub, fencing, landscaping and basement suite from floor to ceiling with soaker tub and separate laundry. New pool liner, solar blanket and winter pool cover. All the parking you could possibly want in addition to RV parking. Shopping centre nearby an quick access to highway will get you to town in less than 10 minutes. Call for detailed list of updates. Listed By: ROYAL LEPAGE KAMLOOPS REALTY

**445 REDDEN ROAD**

Area **South West**
 Sub Area **Lillooet**
 Property Type **Single Family**
 Style **Three L.Split**
 Taxes **\$1,891 (2016)**

Listing Status **Active**
 Current Price **\$440,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$440,000**

Sale Price
 Sale Date

MLS® **142344**
 Age of Dwelling **40**
 Zoning **RR3**
 DOM **40**

INTERIOR

Bedrooms Above Grade **2+3**
 Bathrooms **3**
 Ensuite **1**
 Fireplaces
 Rough In Fireplaces
 Flooring **Lino/Vinyl, Mixed, Laminate**

STYLE

Exterior Finish **Vinyl**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Gravel Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured, Slab**

FEATURES

Heating **Electric**
 Fuel **Electric**
 Water **Other**
 Sewer Type **Septic installed**
 Dist to Schools **1 KM**
 Dist to Transp

Total Sqft: 3,440

	Bsmt	Main	Above	Other
Totals (sqft)	1,450	1,600	390	
Bathroom	3pc	4pc		
Ensuite		4pc		
Bathroom	3pc			
Kitchen		12x12		
Living		15x25		
Dining		17x15		
Mast BR		18x12		
Bedroom	15x16	12x12		
Rec Room				19x18
Bedroom	15x19			
Bedroom	20x13			


EXTERIOR FEATURES


Lot Width
 Lot Depth
 Lot SqFt **108,900**
 Lot Acres **2.50**
 Parking Spaces **6**
 Parking Types
 Site Influences
Detached Garage/Shop, RV Parking
Hillside, Water View, Mountain View, Open Space, Park Setting, River View, Rural Setting, Private Setting, Recreation Nearby, Quiet Area, No Thru Road, Airport Nearby, Panoramic View
 Outdoor Area
 Equipment Included **Sun Deck(s), Private Yard**
Dishwasher, Food Centre, Refrigerator, Dryer, Fridge/stove/W&D

LEGAL

Legal **DL 8454 LD 27**

Private 2.5 acre Estate overlooking Lillooet. Phenomenal Mountain and Fraser River views! Over 3400 sqft of living space offering open concept kitchen with ctr island, 6 bedrooms, 5 bath home with over 3400 sqft of living space. 2 finished suites in basement. Separate building (large shop), wired and plumbed for another suite or use for storage. Many different types of Fruit trees and grape vines. Perfect for large family or investment rental. Long gravel driveway up the mountain to access this very private property. Only 10 minutes from the town of Lillooet. Close to schools, hiking and biking trails. Listed By: ROYAL LEPAGE BLACK TUSK REALTY

				683 COMOX AVE				
				Area	Kamloops	Listing Status	Active	
				Sub Area	North Kamloops	Current Price	\$449,900	
				Property Type	Single Family	Possession		
Style				Cathedral Entry	Title		Freehold	
Taxes				\$2,510 (2015)	PRICE HISTORY			
MLS®				142768	Original Price			\$449,900
Age of Dwelling				OT	Sale Price			
Zoning				RT-1	Sale Date			
DOM				12				
INTERIOR				STYLE				FEATURES
Bedrooms Above Grade 3+1				Exterior Finish				Heating
Bathrooms 2				Roof				Fuel
Ensuite				Construction				Water
Fireplaces (1) - Gas				Access				Sewer Type
Rough In Fireplaces				Basement Type				Dist to Schools
Flooring Mixed				Bsmt Devel				Dist to Transp
				Foundation				
				Stucco, Hardiplank				Forced Air
				Asphalt Shingle				Gas (natural)
				Frame, Insul Ceiling, Insul Walls				City
				Paving Stone				Sewer connected
				Full				5 BLKS
				Fully finished, Inlaw Suite				2 BLKS
				Concrete Poured				
Total Sqft: 2,200				EXTERIOR FEATURES				
	Bsmt	Main	Above	Other	Lot Width	Lot SqFt 7,405		
Totals (sqft)	1,100	1,100			Lot Depth	Lot Acres 0.17		
Bathroom	3pc	4pc			Parking Spaces	1		
Kitchen	9x10	11x12			Parking Types	Garage (1 car), Street, Addl Parking Avail, RV Parking		
Dining		10x12			Site Influences	Central Location, Easy Access, Family Oriented, Level, Shopping		
Living	10x12	17x12				Nearby, Private Setting, Recreation Nearby, Quiet Area,		
Mast BR		10x12				Landscaped, Flat Site		
Bedroom	9x10	9x11			Outdoor Area	Patio(s), Private Yard		
Bedroom		8'5x11			Equipment Included	Dishwasher, Fridge/stove/W&D, Microwave, Underground		
Rec Room	16x13					Sprinklers		
Utility	x				LEGAL			
					Legal	PL 13736 LT 2 DL 256		
<p>Completely Updated Beautifully Professionally landscaped RT - 1 Zoned 4 bdrm 2 bath home w/1 bdrm self contained suite & tons of extra parking. Starting with the gorgeously renovated main floor with new large open concept gourmet kitchen, spacious dining rm & lvg rm, continuing through the elegantly remodelled bathroom & finishing with the master bdrm & to 2ndary bdrms. Outside the suite the owners also have use of a multi purpose rec/laundry/storage rm in the basement separate from the suite accessed form inside the main house. Updates include: new flooring throughout main floor & suite, new suite kitchen & bath, newer roof, new siding, newer windows & new pacing stone drive. Landscaping includes: underground sprinklers around whole house & to garden beds, new paver walkway, white picket fence in front yard, paving stone patio, gazebo, garden beds, new privacy fencing & mature trees. All measure are approximate. Buyer to verify any measures of importance. Please contact to view. Listed By: ROYAL LEPAGE WESTWIN RLTY.</p>								

		1590 BANN STREET			
		Area	South West	Listing Status	Active
		Sub Area	Merritt	Current Price	\$459,000
		Property Type	Single Family	Possession	
		Style	Rancher	Title	Freehold
		Taxes	\$3,928 (2017)	PRICE HISTORY	
		MLS®	142525	Original Price	\$459,000
		Age of Dwelling	8	Sale Price	
		Zoning	R-2	Sale Date	
		DOM	27		
INTERIOR		STYLE		FEATURES	
Bedrooms Above Grade	3+1	Exterior Finish	Wood Siding	Heating	Mix
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Mix
Ensuite	1	Construction	Frame, Insul Ceiling, Insul Walls	Water	City
Fireplaces	(1) - Gas	Access	Concrete Driveway	Sewer Type	Sewer connected
Rough In Fireplaces		Basement Type	Full	Dist to Schools	5 BLK
Flooring	Mixed	Bsmt Devel	Fully finished, Inlaw Suite	Dist to Transp	
		Foundation	Concrete Poured		
Total Sqft: 3,140				EXTERIOR FEATURES	
Totals (sqft)	1,570	Bsmt	1,570	Lot Width	8,073
Bathroom	3pc	Main	4pc	Lot Depth	0.1853
Ensuite		Above		Parking Spaces	2
Living	22x9'4	Other		Parking Types	Garage (2 car), Addl Parking Avail, RV Parking
Kitchen	12x9			Site Influences	Easy Access, Family Oriented, Private Setting, Quiet Area, Landscaped
Nook				Outdoor Area	
Dining				Equipment Included	Dishwasher, Range, Refrigerator, Window Coverings, Microwave, Underground Sprinklers
Mast BR				LEGAL	
Bedroom	10x10'6			Legal	LOT 20 DLOT 122 LD 25 KAP54066
Bedroom					
Workshop	21x12'6				
Utility	15x22				
Office	10x9				
Other	7x8				

If looking for quality, this is a must see rancher. An immaculate home, with many high end features, including 9 foot ceilings, a gorgeous American cherry hardwood kitchen, hardwood floors. The main floor has the kitchen, with nook/dining room/living room with gas fireplace/three bedrooms, the master with an ensuite and the laundry. The basement has a sizeable workshop and a one bedroom in law suite, with private outside entry. There is an attached 2 car garage, a very private 8x32 covered deck, great for entertaining and family barbecues. Enough room for RV parking. Listed By: CENTURY 21 MOVING R.E. BC LTD

**2555 ROSEWOOD AVE**

Area **Kamloops**
 Sub Area **Brocklehurst**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$3,603 (2017)**

MLS® **142815**
 Age of Dwelling **OT**
 Zoning **RT-1**
 DOM **7**

Listing Status **Active**
 Current Price **\$465,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$465,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+2**
 Bathrooms **2**
 Ensuite **1**
 Fireplaces
 Rough In Fireplaces
 Flooring **Wood**

STYLE

Exterior Finish **Stucco & Siding**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools
 Dist to Transp

Total Sqft: 2,656**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other
Totals (sqft)	1,118	1,538		
Bathroom	4pc	3pc		
Ensuite		3pc		
Kitchen	12x8	14'6x10'6		
Dining	11'6x10	13x12		
Living	12x20	13x16'6		
Bedroom	12x11'6	12'6x11		
Bedroom	10x12	9'6x10'6		
Mast BR		20x11		
Laundry	7x12			

Lot Width
 Lot Depth
 Lot SqFt **14,375**
 Lot Acres **0.33**
 Parking Spaces **1**
 Parking Types **Garage (1 car), Addl Parking Avail, RV Parking**
 Site Influences **Family Oriented, Golf Nearby, Recreation Nearby, Flat Site**
 Outdoor Area **Private Yard**
 Equipment Included **Dishwasher, Air-conditioning, Window Coverings, Fridge/stove/W&D, Microwave**

LEGAL

Legal **LOT 14 DIST LOT 251 KDYD PLAN 8319**

3 bdr bungalow in Brock with a 2 bdr inlaw suite downstairs, large private lot with a bonus 330 sqft studio located off the large garage. Loads of parking available. Perfect home for entertaining. upstairs includes massive master bedroom with access to deck. Ensuite with tile shower. Kitchen includes all stainless appliances with high end gas range. Main bath includes a rustic clawfoot tub, hardwood flooring throughout. Basement includes a 2 br basement suite. All measurements to be confirmed. Tenant occupied, 24 hours notice required for all showings. Listed By: ROYAL LEPAGE WESTWIN RLTY.

**606 PINE STREET**

Area **Kamloops**
 Sub Area **South Kamloops**
 Property Type **Single Family**
 Style **Rancher**
 Taxes **\$3,668 (2016)**

MLS® **142445**
 Age of Dwelling **99**
 Zoning **RS-1**
 DOM **29**

Listing Status **Active**
 Current Price **\$474,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$474,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+3**
 Bathrooms **2**
 Ensuite
 Fireplaces **(1) - Gas**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Stucco & Siding**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Gravel Driveway, Lane**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Mix**
 Fuel **Mix**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **2 BLK**
 Dist to Transp **200 M**

Total Sqft: 2,588

	Bsmt	Main	Above	Other
Totals (sqft)	1,264	1,324		
Bathroom	4pc			
Living	12x11	14x11		
Dining		7x7		
Kitchen	10x9	10x8		
Mast BR		16x11		
Bedroom	12x9	10x9		
Bedroom	11x11	11x10		
Den		10x10		
Nook	9x6			
Bedroom	10x9			
Bathroom		4pc		


EXTERIOR FEATURES

Lot Width **50** Lot SqFt **6,000**
 Lot Depth **120** Lot Acres **0.1377**
 Parking Spaces
 Parking Types **Open**
 Site Influences **Central Location, Easy Access, Shopping Nearby**
 Outdoor Area **Patio(s)**
 Equipment Included **Dishwasher, Range, Central A/C, Window Coverings**

LEGAL

Legal **LOT 24 DISTRICT LOT 232 KAMLOOPS DIVISION YALE DISTRICT PLAN 681**

Located on the corner of 6th and Pine this updated circa 1901 home offers a 1300 s/f main floor and a completely self-contained 2-3 bedroom suite. Over the past several years this home has undergone substantial updating including flooring, paint, trim, windows, furnace, A/C, hot water tanks, kitchens and baths. The home has separate hydro and gas services, independent hot water tanks, separate heating and excellent sound proofing between top and bottom floors. The main floor has 3 spacious bedrooms, 4 pc bath, den area, enclosed sundeck and a cozy living room and kitchen. The basement could offer up to 3 bedrooms and is completely updated. Great opportunity to live inexpensively downtown or own a solid investment. All measurements approx. Buyer to verify all listing details if important. Call office to show. Listed By: RIVER CITY REALTY LTD.

					1667 HILLCREST AVE														
					Area	Kamloops			Listing Status	Active									
					Sub Area	Batchelor Heights			Current Price	\$475,000									
					Property Type	Single Family			Possession	Freehold									
Style					Basement Entry			PRICE HISTORY											
Taxes					\$3,787 (2016)														
MLS®					141828			Original Price		\$475,000									
Age of Dwelling					OT			Sale Price											
Zoning					RS-1			Sale Date											
DOM					69														
INTERIOR					STYLE					FEATURES									
Bedrooms Above Grade 3+1					Exterior Finish Stucco					Heating Forced Air									
Bathrooms 2					Roof Tile					Fuel Gas (natural)									
Ensuite 1					Construction Frame					Water City									
Fireplaces (2) - Wood					Access Concrete Driveway					Sewer Type Sewer connected									
Rough In Fireplaces					Basement Type Three-Quarter					Dist to Schools BUS									
Flooring Carpet					Bsmt Devel Fully finished, Inlaw Suite					Dist to Transp 1 BLK									
Foundation																			
Total Sqft: 2,370										EXTERIOR FEATURES									
	Bsmt	Main	Above	Other	Lot Width					Lot SqFt 14,375									
Totals (sqft)	900	1,470			Lot Depth					Lot Acres 0.33									
Bathroom	3pc	4pc			Parking Spaces 2														
Ensuite		2pc			Parking Types Garage (2 car)														
Bedroom	10x12	11x12			Site Influences Hillside, Mountain View, View														
Bedroom		9x10			Outdoor Area Patio(s)														
Bedroom		9x9			Equipment Included Vacuum (RI), Fridge/stove/W&D														
Living	13x13	18x13			LEGAL														
Kitchen	7x6	12x10			Legal LOT 200 SEC 24 TWN 20 RANGE 18 KDYD PLAN 24164														
Family Room		13x11																	
<p>Great Batch home with the feel of a home in Italy's country side with over a quarter acre private lot with loads of fruit trees and in law suite! Large main floor offers three bedrooms, one and a half bathrooms, large renovated kitchen and family room as well as a large living area and formal dining room. The basement has access to the double garage, storage room plus self contained one bedroom suite with its own access and parking. Updates have been done including furnace, hot water tank, most flooring and windows. Please allow notice for viewings. Listed By: RE/MAX REAL ESTATE (KAMLOOPS)</p>																			

**3421 BRAY PLACE**

Area **Kamloops**
 Sub Area **Westside**
 Property Type **Single Family**
 Style **Cathedral Entry**
 Taxes **\$3,381 (2017)**

MLS® **141919**
 Age of Dwelling **44**
 Zoning **RT-2**
 DOM **64**

Listing Status **Active**
 Current Price **\$479,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$489,900**
 Aug 24/17 **\$479,900**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **5+2**
 Bathrooms **2**
 Ensuite **1**
 Fireplaces **(2) - Gas**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Aluminium**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Gravel Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **4 BLK**
 Dist to Transp **2 BLK**

Total Sqft: 3,062 Incl. unfin. sqft: 1,531**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other
Totals (sqft)		1,531		
Bathroom	3pc	5pc		
Ensuite		3pc		
Kitchen	22x8'7	13x8		
Living	16x11	18'3x13		
Dining		13x9		
Bedroom	10x12	10x10		
Bedroom	12x9	10x9		
Bedroom		11x9		
Bedroom		8x12		
Mast BR		14x10		
Family Room	17x10			

Lot Width
 Lot Depth
 Lot SqFt **10,134**
 Lot Acres **0.2326**
 Parking Spaces
 Parking Types **Addl Parking Avail, RV Parking**
 Site Influences **Family Oriented, Golf Nearby, Shopping Nearby, Quiet Area, Cul-de-sac, Flat Site**
 Outdoor Area **Sun Deck(s)**
 Equipment Included **Dishwasher, Storage Shed, Central A/C, Window Coverings, Fridge/stove/W&D**

LEGAL

Legal **PL KAP22412 LOT 41**

Great Westside home for a large family or rental property with 5 bedrooms up and a 3 bedroom in law suite down with separate entrances, set up with shared laundry but with complete rough in for second laundry upstairs. New roof installed just a month ago and hot water tank replaced recently as well. NG fireplaces up and down and some new flooring in the lower suite. Ample parking is available and is located on a quiet cul-de-sac with a fully fenced yard with a few fruit trees and grape vines, a shed out back and a 12x20 deck. Listed By: ONE PERCENT RLTY.LTD.(KAM)

**256 MATTOCH MCKEAGUE ROAD**

Area **Kamloops**
 Sub Area **Rayleigh**
 Property Type **Single Family**
 Style **Cathedral Entry**
 Taxes **\$3,782 (2017)**

MLS® **142230**
 Age of Dwelling **OT**
 Zoning **RS-3**
 DOM **48**

Listing Status **Active**
 Current Price **\$499,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$539,900**
 Sep 28/17 **\$519,900**
 Sep 29/17 **\$499,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+2**
 Bathrooms **2**
 Ensuite **1**
 Fireplaces **(1) - Wood**
 Rough In Fireplaces **1**
 Flooring **Mixed**

STYLE

Exterior Finish **Vinyl**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Gravel Driveway**
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **Municipal/Irr.dist.**
 Sewer Type **Septic installed**
 Dist to Schools **5 BLKS**
 Dist to Transp **2 BLKS**

Total Sqft: 2,450

	Bsmt	Main	Above	Other
Totals (sqft)	1,200	1,250		
Bathroom	3pc	4pc		
Ensuite		3pc		
Living	16'10x9'6	16'9x13'3		
Kitchen		14x10'8		
Dining		8'10x10'8		
Bedroom	10x9'11	13'3x10'8		
Bedroom	10x10'2	10x10'2		
Bedroom		10x10		
Kitchen		12'4x9'9		
Nook	11'8x13'1			
Den	12x8'7			

EXTERIOR FEATURES

Lot Width Lot SqFt **34,412**
 Lot Depth Lot Acres **0.79**
 Parking Spaces **5**
 Parking Types **Garage (2 car), Detached Garage/Shop, Addl Parking Avail, RV Parking**
 Site Influences **Easy Access, Family Oriented, Highway Access, Mountain View, Park Setting, Rural Setting, Landscaped, Flat Site, Corner Site**
 Outdoor Area **Patio(s), Covered Deck(s), Sun Deck(s), Private Yard**
 Equipment Included **Washer/Dryer, Central A/C, Stove/Fridge, Fridge/stove/W&D**

LEGAL

Legal **LOT A SEC 17 TWN RGE 17 W6M KDYD PLAN 18275**

Beautiful .79acre, landscaped corner lot with fully fin home, attached gar as well as a sep detached gar and prkg for tons of toys. This is such a unique property with over 2400sq.ft of lvg space, incl a 2 bdrm suite with sep access and laundry as well as 3 bdrms on the mn, full bath plus 3 pce ensuite and w/I closet in the mbdrm. Enjoy various areas for outdoor lvg with a sundeck on the mn, covered patio off the suite as well as expansive concrete patio area in the private back yard. This home is situated on a corner lot with ample prkg for numerous vehicles from the dble driveway leading to the attached dble gar to the separate prkg space located on Sabiston Road to the separate gravel driveway leading to the detached 24'x40' shop. All appliances included. Quick possession is possible. Listed By: RE/MAX REAL ESTATE (KAMLOOPS)

**4165 WALTERS STREET**

Area **South West**
 Sub Area **Merritt**
 Property Type **Single Family**
 Style **Cathedral Entry**
 Taxes **\$5,230 (2016)**

Listing Status **Active**
 Current Price **\$509,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$509,900**
 Sale Price
 Sale Date

MLS® **142471**
 Age of Dwelling **15**
 Zoning **R-1**
 DOM **30**

INTERIOR

Bedrooms Above Grade **5+1**
 Bathrooms **3**
 Ensuite **2**
 Fireplaces **(1) - Gas**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Vinyl**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Concrete Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **2 BLK**
 Dist to Transp **2 BLK**

Total Sqft: 4,392**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other
Totals (sqft)	1,500	1,591	1,301	
Bathroom	4pc	4pc	4pc	
Ensuite			4pc	
Ensuite			2pc	
Living	18x13	14x13		
Kitchen	12x13	14x13		
Dining		13'6x10'11		
Family Room	22'4x13	18'6x13		
Bedroom	13x10	12x10'10	11'7x13'8	
Bedroom			12'4x14'10	
Bedroom			11x12'4	
Mast BR			13'6x13'6	

Lot Width
 Lot Depth
 Lot SqFt **6,986**
 Lot Acres **0.1604**
 Parking Spaces **2**
 Parking Types **Street, Garage (2 car)**
 Site Influences **Family Oriented, Shopping Nearby, View, Recreation Nearby, Quiet Area, Landscaped**
 Outdoor Area **Patio(s), Covered Deck(s), Sun Deck(s), Private Yard**
 Equipment Included **Wet Bar, Jetted Tub, Central A/C, Fridge/stove/W&D**

LEGAL

Legal **LOT 5 SECTION 22 TWSHIP 91 KDYD PLAN KAP58725**

Beautiful Bench home with 6 large bedrooms and 6 bathrooms. This newer quality home boasts a vaulted entry and formal living room that flows into a gorgeous kitchen featuring a dining area, solid wood cabinets, stainless steel appliances, gas range, and granite on the island. From there we move into the huge family room that has the most lovely river rock gas fireplace and views of the entire city! There is a full four piece bathroom & a large bedroom on the main floor, and also laundry and an entrance to the 2 car garage. Upstairs we have 3 large kids bedrooms and a huge master with walk in closet, make up area, and luxurious 5 piece ensuite. The fantastic walk out basement has a one bedroom in law suite with its own entrance, a theatre room, extra two piece bathroom, wet bar, and storage room. Covered decks, patios & underground sprinklers are what you'll find if you're looking to move into a quality home that requires zero updates or maintenance, look no further! Listed By: RE/MAX LEGACY

**4177 CAMERON ROAD**

Area **Kamloops**
 Sub Area **Rayleigh**
 Property Type **Single Family**
 Style **Rancher**
 Taxes **\$3,314 (2016)**

MLS® **142840**
 Age of Dwelling **45**
 Zoning **RS3**
 DOM **5**

Listing Status **Active**
 Current Price **\$519,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$519,000**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+1**
 Bathrooms **2**
 Ensuite
 Fireplaces **(2) - Wood, Gas**
 Rough In Fireplaces
 Flooring **Wood**

STYLE

Exterior Finish **Stucco**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Paving Stone**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation

FEATURES

Heating **Mix**
 Fuel **Gas (natural)**
 Water **Co-operative**
 Sewer Type **Septic installed**
 Dist to Schools **2 BLK**
 Dist to Transp **1 BLK**

Total Sqft: 2,544

	Bsmt	Main	Above	Other
Totals (sqft)	1,272	1,272		
Bathroom	3pc	4pc		
Kitchen	10x7'10	13x9		
Dining		11x10		
Living	17x13	18x14		
Entrance		6x6		
Master BR	12x8'9	13x9		
Bedroom		12x12		
Bedroom		9x8'6		
Nook		8'5x7'1		
Laundry	7'9x7'11			
Pantry	9'7x4'8			
Office	8'6x10'9			
Rec Room	15'1x11'6			


EXTERIOR FEATURES

Lot Width **100** Lot SqFt
 Lot Depth **227** Lot Acres
 Parking Spaces **2**
 Parking Types **Garage (2 car), Addl Parking Avail, RV Parking**
 Site Influences **Family Oriented, Level, Landscaped, Flat Site**
 Outdoor Area **Patio(s), Covered Deck(s), Sun Deck(s), Private Yard**
 Equipment Included **Dishwasher, Range, Washer/Dryer, Central A/C, Stove/Fridge, Fridge/stove/W&D, Underground Sprinklers**

LEGAL

Legal **LOT 33 PLAN KAP11199 SECTION 17 TOWNSHIP 21 RANGE 17 MERIDIAN LAND DISTRICT 25**

Come see this custom built rancher in Rayleigh! Huge yard w/fruit trees, gardens and room for the quading!! U/G sprinklers throughout yard, plus a brand new septic system. All updated inside features 3 bedrooms up, living room w/vaulted ceilings & fireplace. Floor to ceiling windows give you a great view of the private courtyard. Basement is finished inlaw suite w/custom kitchen & hardwood. All meas approx. Listed By: ROYAL LEPAGE WESTWIN RLTY.

				350 JUNIPER STREET			
				Area	South East	Listing Status	Active
				Sub Area	Chase	Current Price	\$523,999
				Property Type	Single Family	Possession	Freehold
Style	Two Storey	PRICE HISTORY					
Taxes	\$3,022 (2017)						
MLS®	142085	Original Price	\$523,999				
Age of Dwelling	12	Sale Price					
Zoning	R1	Sale Date					
DOM	60						
INTERIOR				STYLE		FEATURES	
Bedrooms Above Grade	3+2	Exterior Finish	Vinyl	Heating	Forced Air		
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Mix		
Ensuite	1	Construction	Frame	Water	Municipal/Irr.dist.		
Fireplaces	(1) - Gas	Access	Concrete Driveway	Sewer Type	Sewer connected		
Rough In Fireplaces	1	Basement Type	Full	Dist to Schools			
Flooring	Wood, Tile	Bsmt Devel	Fully finished, Inlaw Suite	Dist to Transp			
		Foundation	Concrete Poured				
Total Sqft: 2,353				EXTERIOR FEATURES			
	Bsmt	Main	Above	Other	Lot Width	65	Lot SqFt
Totals (sqft)	927	1,426			Lot Depth	190	Lot Acres
Ensuite		5pc			Parking Spaces	2	
Bathroom	4pc	4pc			Parking Types	Garage (2 car)	
Living	13x17	13x17			Site Influences	Easy Access, Family Oriented, Golf Nearby, Level, Shopping Nearby, Recreation Nearby, Landscaped, Flat Site	
Dining		12x9'6			Outdoor Area	Patio(s), Covered Deck(s), Private Yard	
Kitchen	12x16	12x9'6			Equipment Included	Storage Shed	
Mast BR		16'6x13'6			LEGAL		
Bedroom	10x12	10x11			Legal	LOT 20 PLAN KAP43242 DISTRICT LOT 517 LAND DISTRICT 25	
Bedroom	10x12	9x12					
Family Room	20x13'7						
Beautiful 2005 4 bed/2 bath home plus 1 bed/1 bath suite, is in a subdivision of executive homes, and backs onto Chase Creek. Listed By: FAIR REALTY							

**1935 WESTSYDE ROAD**

Area **Kamloops**
 Sub Area **Westsyde**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$3,552 (2015)**

MLS® **141710**
 Age of Dwelling **42**
 Zoning **RS-2**
 DOM **75**

Listing Status **Active**
 Current Price **\$525,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$535,000**
 Sep 6/17 **\$525,000**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+1**
 Bathrooms **3**
 Ensuite **1**
 Fireplaces **(2) - Mixed**
 Rough In Fireplaces
 Flooring **Mixed**

Exterior Finish **Stucco**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Paving Stone, Lane**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

STYLE**FEATURES**

Heating **Hot Water**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Septic installed**
 Dist to Schools **1 BLK**
 Dist to Transp **5 BLKS**

Total Sqft: 2,970**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other
Totals (sqft)	1,120	1,850		
Bathroom	3pc	4pc		2pc
Ensuite	3pc			
Kitchen	9x7	10x9'6		
Dining		9x18		
Living		15'6x18		
Entrance		5x12		
Bedroom		7'6x13		
Bedroom		12x13		
Bedroom		12x13		
Family Room		12x25		
Hobby Room		7'6x8		
Mast BR	25x11			
Den	8x9'6			
Laundry	15x10'6			
Other	9x9			

Lot Width **75** Lot SqFt
 Lot Depth **204** Lot Acres
 Parking Spaces **2**
 Parking Types **Garage (2 car), Detached Garage/Shop**
 Site Influences **Central Location, Easy Access, Golf Nearby, Mountain View, River View, Shopping Nearby, Treed Site, Waterfront Nearby, Private Setting, Landscaped**
 Outdoor Area **Patio(s), Sun Deck(s)**
 Equipment Included **Dishwasher, Greenhouse, Vacuum built-in, Window unit A/C, Window Coverings, Stove/Fridge, Security System, Fridge/stove/W&D, Microwave, Underground Sprinklers**

LEGAL

Legal **PLAN 12088 LOT 2 SEC 25 TWN 20 RGE 18 MER6 KDYD WHICH LIES TO THE SOUTH OF THE LINE DRAWN PARALLEL & PERPENDICULARLY D 75 FT FROM THE SOUTH BOUNDARY OF SAID LOT**

Charming Westsyde 3000 sqft home with a view of the river and spectacular garden, also has wine cellar of the patio. The house is a large 18x75 heated shop with a bathroom. There is a garden shed and playhouse tucked in around the trees. The house has 3 bedrooms up and the large master bedroom in the basement, large laundry, also there is an inlaw suite in the basement. The kitchen has been updated and all appliances are included, a New Central Vac Unit and a new Hot Water Tank has been installed, flooring is a mix of tile, hardwood and carpet. There is a deck off the main floor that stretches across the back of the house. There is a large heated double garage that is attached to the house and a new roof and gutters have been installed. Call to book a viewing of this is a well maintained home in immaculate condition. All measurements are approximate and are to be verified by buyers if important to them. View Multi Media. Listed By: ROYAL LEPAGE WESTWIN RLTY.

		415/417 CAMPBELL AVE			
		Area	Kamloops	Listing Status	Active
		Sub Area	North Kamloops	Current Price	\$532,900
		Property Type	Full Duplex	Possession	
		Style	Cathedral Entry	Title	Freehold
		Taxes	\$3,177 (2017)	PRICE HISTORY	
		MLS®	141786		
		Age of Dwelling	43	Original Price	\$539,000
		Zoning	RT-3	Aug 17/17	\$532,900
		DOM	71	Sale Price	
				Sale Date	
INTERIOR		STYLE		FEATURES	
Bedrooms Above Grade	2+1	Exterior Finish	Stucco & Siding	Heating	Electric
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Electric
Ensuite		Construction	Frame, Insul Ceiling, Insul Walls	Water	City
Fireplaces		Access	Gravel Driveway, Lane	Sewer Type	Sewer connected
Rough In Fireplaces		Basement Type	Full	Dist to Schools	
Flooring	Mixed	Bsmt Devel	Inlaw Suite	Dist to Transp	
		Foundation	Concrete Poured		
Total Sqft: 3,360				EXTERIOR FEATURES	
	Bsmt	Main	Above	Other	
Totals (sqft)	1,680	1,680			Lot Width
Bathroom	4pc	4pc			Lot Depth
Kitchen	10x8	10x8			Parking Spaces
Living	17x11	17x11			Parking Types
Dining		8x8			Site Influences
Bedroom		14x10			Outdoor Area
Bedroom	14x10	10x9			Equipment Included
					Dishwasher, Window Coverings, Fridge/stove/W&D
LEGAL					
Legal PL KAP990 LOT 8					
<p>"This side by side duplex is an excellent investment opportunity! Each side has 2 bedrooms and one bathroom up and a 1 bedroom and 1 bathroom in-law suite downstairs with full kitchen as well. There are updates made throughout each of the 4 units. Each side has shared laundry. There is also back alley access with lots of parking and oversized single garage with lots of storage space and has been rented out separately. The property is situated in family neighbourhood. It's a half a block from Mcdonald park with community garden, water park, pickle ball court and other amenities. The river is a block away where there is a nice walking/cycling path. It is also within walking distance of shopping and restaurants. Each side rents for \$1600 plus utilities or rent out all 4 units separately. Turn-key property." NOTE: room measurements are for one side only, other side is identical in size. Listed By: ONE PERCENT RLTY.LTD.(KAM)</p>					

**41-1651 VALLEYVIEW DRIVE**

Area
Sub Area
Property Type
Style
Taxes

**Kamloops
Valleyview
Single Family
Rancher
\$3,637 (2017)**

MLS®
Age of Dwelling
Zoning
DOM

**141451
22
RC1
88**

Listing Status
Current Price
Possession
Title

**Active
\$539,900
Bare Land Strata**

PRICE HISTORY

Original Price
Sale Price
Sale Date

\$539,900

INTERIOR

Bedrooms Above Grade
Bathrooms
Ensuite
Fireplaces
Rough In Fireplaces
Flooring

**2+1
3
1
(2) - Gas
Mixed**

STYLE

Exterior Finish
Roof
Construction
Access
Basement Type
Bsmt Devel
Foundation

**Stucco
Asphalt Shingle
Frame, Insul Ceiling, Insul Walls
Full
Fully finished, Inlaw Suite
Concrete Poured**

FEATURES

Heating
Fuel
Water
Sewer Type
Dist to Schools
Dist to Transp

**Forced Air
Gas (natural)
City
Sewer connected**

Total Sqft: 2,582

	Bsmt	Main	Above	Other
Totals (sqft)	1,291	1,291		
Bathroom	4pc	4pc		
Ensuite		3pc		
Bathroom	4pc			
Mast BR		15'11x11'10		
Bedroom	8'10x10'3	9'1x10'5		
Kitchen	9'6x9'11	9'6x11'2		
Dining		11'2x9'2		
Living		15'2x14		
Entrance		5x5'4		
Other	17'4x7'8			
Family Room	19'9x11'8			
Rec Room	11'3x13'7			
Utility	16'4x6'4			

EXTERIOR FEATURES

Lot Width
Lot Depth
Parking Spaces
Parking Types
Site Influences
Outdoor Area
Equipment Included

Lot SqFt
Lot Acres

**4,295
0.0986
2
Garage (2 car)
Shopping Nearby, View, Quiet Area, Corner Site
Sun Deck(s)
Dishwasher, Vacuum (RI), Storage Shed, Central A/C, Window Coverings, Fridge/stove/W&D, Microwave**

LEGAL

Legal
LOT 41 PLAN KAS 1452

This beautiful rancher is move in ready. Low maintenance 2 bdrm on main, spacious mbdm, open concept kitchen, dinrm, livrm, neutral decor. Sundeck to enjoy your views. Full finished basement with summer kitchen, 2 full baths down, great for older kids or company. Loads of parking with 2 car garage. Your corner lot gives you access parking 2 up in driveway plus 3 below. Wonderful bareland complex with amenities of indoor pool and hot tub. Drive into this quaint hidden location. This home is centrally located. Bareland strata fee of \$140.00 per month. Call to view. Listed By: BEST-WEST REALTY LTD.

**1176 NICOLA STREET**

Area	Kamloops	Listing Status	Active
Sub Area	South Kamloops	Current Price	\$557,500
Property Type	Single Family	Possession	
Style	Basement Entry	Title	Freehold
Taxes	\$3,901 (2017)	PRICE HISTORY	
MLS®	141340	Original Price	\$594,500
Age of Dwelling	28	Jul 19/17	\$584,500
Zoning	RT-1	Sep 14/17	\$557,500
DOM	92	Sale Price	
		Sale Date	

INTERIOR		STYLE	FEATURES
Bedrooms Above Grade	3	Exterior Finish	Vinyl
Bathrooms	2	Roof	Asphalt Shingle
Ensuite	1	Construction	Frame, Insul Ceiling, Insul Walls
Fireplaces	(2) - Wood, Gas	Access	Blacktop Driveway
Rough In Fireplaces		Basement Type	Full
Flooring	Mixed	Bsmnt Devel	Fully finished, Inlaw Suite
		Foundation	
		Heating	Forced Air
		Fuel	Gas (natural)
		Water	City
		Sewer Type	Sewer connected
		Dist to Schools	2 BLKS
		Dist to Transp	1 BLK

Total Sqft: 2,800					EXTERIOR FEATURES	
	Bsmnt	Main	Above	Other	Lot Width	Lot SqFt 6,000
Totals (sqft)	1,350	1,450			Lot Depth	Lot Acres 0.1377
Ensuite		2pc			Parking Spaces	1
Bathroom	3pc	4pc			Parking Types	Garage (1 car)
Living		17x17			Site Influences	Central Location, Easy Access, Family Oriented, Level, Shopping Nearby, Recreation Nearby, Landscaped, Corner Site
Kitchen	15x10	13x11			Outdoor Area	Patio(s), Covered Deck(s)
Dining		13x14			Equipment Included	Dishwasher, Handicap Access, Storage Shed, Central A/C, Window Coverings, Fridge/stove/W&D, Microwave, Underground Sprinklers
Master BR		17x12			LEGAL	
Bedroom		11x10			LOT 11 DISTRICT LOT 234 KDYD PLAN 573	
Bedroom		11x10				
Rec Room	19x16					
Family Room	15x18					
Entrance	15x8					
Laundry	15x10				Legal	
Pantry	9x8					

Downtown one-owner family home built in 1989. This 2,800sqft Jenish bsmnt entry 3 bdrm up home on corner lot has so much potential & suite opportunities. Kitch designed for many cooks w/tons of oak cabinets & counter space w/peninsula and lrge dinrm. Cozy lvgrm has bay windows & gas fireplace. Master has double closets & 2pc ensuite. Covered deck w/a surround walkway & patio door access from Master & dinrm. Bsmnt features large foyer, famrm w/wood heater plus recrm or additional bedrms, 8' ceilings, full summer kitch w/gas stove, 3pc bath & laundry/utility rm w/separate cold storage. Laundry up or down. 125 amp service, w/sub-panel in bsmnt, HWT ('16) & roof ('14). Original wood windows, Bryant Furnace & central air in excellent condition. Single garage w/separated workshop. Home surrounded by garden & fruit trees w/U/G sprinklers. Close to schools, park & walking distance to all downtown amenities. This is truly a well-cared for home. Appreciate allowing time to show. Listed By: C21 DESERT HILLS RLTY.('10)LTD

**1972 ARNICA STREET**

Area **Kamloops**
 Sub Area **Pineview Valley**
 Property Type **Single Family**
 Style **Two Storey**
 Taxes **\$4,165 (2017)**

Listing Status **Active**
 Current Price **\$564,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$574,500**
 Sep 7/17 **\$564,000**

Sale Price
 Sale Date

MLS® **142228**
 Age of Dwelling **8**
 Zoning **RS-1**
 DOM **44**

INTERIOR

Bedrooms Above Grade **3+1**
 Bathrooms **3**
 Ensuite **1**
 Fireplaces **(1) -**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Hardiplank**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools
 Dist to Transp

Total Sqft: 3,003

	Bsmt	Main	Above	Other
Totals (sqft)	1,095	784	1,124	
Bathroom	3pc	2pc	4pc	
Ensuite			3pc	
Kitchen	14x10	12x13		
Dining		12x12		
Living	13x22	13x17		
Mast BR			13x11	
Bedroom	13x19		10x11	
Bedroom			10x9	
Family Room			12x14	

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **5,686**
 Lot Acres **0.1305**
 Parking Spaces **2**
 Parking Types **Garage (2 car)**
 Site Influences **Family Oriented**
 Outdoor Area
 Equipment Included **Dishwasher, Air-conditioning, Fridge/stove/W&D**

LEGAL

Legal **LOT 10 SEC 35 TWP 19 RGE 18 W6M KDYD PLAN KAP83004**

Tasteful home located in family oriented Pineview with mortgage helping one bedroom basement suite. This home features a double sided fireplace, two car garage, stainless steel appliances, and bright 10 foot ceilings in the basement. The main floor boasts an open concept floor plan complimented with a scenic view and access to a large patio, making it the perfect space for entertaining. Just minutes away from shopping, recreation and amenities. 24 hours notice please. Measurements approx. Listed By: C21 DESERT HILLS RLTY.('10)LTD

**620/622 CARSON CRES**

Area **Kamloops**
 Sub Area **North Kamloops**
 Property Type **Full Duplex**
 Style **Cathedral Entry**
 Taxes **\$4,192 (2017)**

MLS® **141008**
 Age of Dwelling **OT**
 Zoning **RT-3**
 DOM **114**

Listing Status **Active**
 Current Price **\$579,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$599,000**
 Aug 22/17 **\$579,000**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+2**
 Bathrooms **2**
 Ensuite **1**
 Fireplaces
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Stucco**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Lane, Concrete Driveway**
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **3 BLKS**
 Dist to Transp **1 BLK**

Total Sqft: 2,808

	Bsmt	Main	Above	Other
Totals (sqft)	1,400	1,408		
Bathroom	3pc	4pc		
Ensuite		3pc		
Kitchen	12x16	20x16		
Dining	12x12	12x12		
Mast BR		16x14		
Bedroom	12x12	12x12		
Bedroom	12x16	12x12		
Living	20x14	20x16		

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **13,068**
 Lot Acres **0.30**
 Parking Spaces **2**
 Parking Types **Carport only**
 Site Influences **Central Location, Easy Access, Family Oriented, Golf Nearby, Mountain View, Shopping Nearby, Waterfront Nearby, Recreation Nearby, Quiet Area, Flat Site, Airport Nearby**
 Outdoor Area **Patio(s), Private Yard**
 Equipment Included **Stove/Fridge**

LEGAL

Legal **LOT A DL D GROUP 2 KDYD PLAN 7725**

Opportunity Knocks. 2 homes and a large shop plus a wood shop. Very unique property with many possibilities. Zones RT 3, this .3 acre parcel could be developed or kept as excellent holdings property. It has a large home with suite, a second home with suite potential, huge patio and garden area, and the large shop in the back. Both homes are rented and will require proper notice to view. Solid places and priced to sell. Close to shopping, transit, and recreation. Measurements are for 620 Carson only. 622 Carson is approx 850sqft up and 750sqft down. Call for appointment wot view. Listed By: C21 DESERT HILLS RLTY.(10)LTD

**2091 PANORAMA CRT**

Area **Kamloops**
 Sub Area **Sahali**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$4,024 (2016)**

Listing Status **Active**
 Current Price **\$579,900**
 Possession
 Title **Freehold**

MLS® **140959**
 Age of Dwelling **17**
 Zoning **rt-1**
 DOM **114**

PRICE HISTORY

Original Price **\$579,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+2**
 Bathrooms **3**
 Ensuite **1**
 Fireplaces **(2) - Gas**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Vinyl**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Concrete Driveway**
 Basement Type **Full**
 Bsmt Devel **Legal Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **3 blks**
 Dist to Transp **1 blk**

Total Sqft: 2,760

	Bsmt	Main	Above	Other
Totals (sqft)	1,380	1,380		
Bathroom	4pc	4pc		
Ensuite		4pc		
Bathroom	4pc			
Living	13x13	12x15		
Kitchen	13x8	11x18		
Bedroom	10x11	12x14		
Bedroom	11x12	9x12		
Bedroom		9x9		
Rec Room	15x28			


EXTERIOR FEATURES


Lot Width **58** Lot SqFt
 Lot Depth **109** Lot Acres
 Parking Spaces **2**
 Parking Types **Garage (2 car)**
 Site Influences **Central Location, Family Oriented, Shopping Nearby, Recreation Nearby, Landscaped, Flat Site**
 Outdoor Area **Patio(s)**
 Equipment Included **Window Coverings, Stove/Fridge**

LEGAL

Legal **lot 2 plan kap 60808**

Level entry rancher in sought after Sahali location. Open living area with 3 bedrooms on main floor. Main floor laundry and double garage. Basement has had recent renovations and is like like new features a two bedroom legal self contained suite. Upstairs is tenanted and will require notice to show. All measurements approx. Listed By: ROYAL LEPAGE KAMLOOPS REALTY

				2548 BENTALL DRIVE			
				Area	Kamloops	Listing Status	Active
				Sub Area	Aberdeen	Current Price	\$588,888
				Property Type	Single Family	Possession	
Style	Rancher	Title	Freehold				
Taxes	\$4,608 (2017)	PRICE HISTORY					
MLS®	141006	Original Price	\$588,888				
Age of Dwelling	13	Sale Price					
Zoning	RS-1	Sale Date					
DOM	111						
INTERIOR				STYLE		FEATURES	
Bedrooms Above Grade	3+2	Exterior Finish	Vinyl	Heating	Mix		
Bathrooms	2	Roof	Asphalt Shingle	Fuel	Electric		
Ensuite	1	Construction	Frame, Insul Ceiling, Insul Walls	Water	City		
Fireplaces		Access	Concrete Driveway	Sewer Type	Sewer connected		
Rough In Fireplaces		Basement Type	Full	Dist to Schools	5 BLKS		
Flooring	Mixed	Bsmt Devel	Inlaw Suite	Dist to Transp	2 BLKS		
		Foundation	Concrete Poured				
Total Sqft: 3,009				EXTERIOR FEATURES			
	Bsmt	Main	Above	Other	Lot Width	Lot SqFt	8,342
Totals (sqft)	1,273	1,736			Lot Depth	Lot Acres	0.1915
Ensuite		4pc			Parking Spaces		2
Bathroom	3pc	4pc			Parking Types		Addl Parking Avail, RV Parking
Kitchen	14'6x11	15'6x11'6			Site Influences		Central Location, Easy Access, Highway Access, Shopping Nearby
Dining	13'6x13	13'6x13			Outdoor Area		Patio(s)
Family Room		17x13'6			Equipment Included		Washer/Dryer, Window Coverings, Fridge/stove/W&D, Microwave
Mast BR		15x16					
Entrance		6x6			LEGAL		
Bedroom	10x10	10'6x10			Legal	LOT 9 PLAN KAP 75648	
Bedroom	9x10	9'6x10					
Living	12'6x13						
<p>Custom built rancher situated on a large corner lot in Aberdeen. Main floor features open kitchen, dining and living area, 3 bedrooms, laundry room; large master has a soaker tub and separate shower in ensuite. Wrap around deck with views of the valley. Large, bright basement with 2 bedrooms, rec room, 4pc bathroom, wet bar and laundry. Loads of parking for RV's and toys. Buyer to confirm all measurements if important. Listed By: ROYAL LEPAGE WESTWIN RLTY.</p>							

		622 BATTLE STREET W			
		Area	Kamloops	Listing Status	Active
		Sub Area	South Kamloops	Current Price	\$609,900
		Property Type	Single Family	Possession	
		Style	Two Storey	Title	Freehold
		Taxes	\$4,447 (2017)	PRICE HISTORY	
		MLS®	140761		
		Age of Dwelling	OT	Original Price	\$619,900
		Zoning	RT-1	Jul 6/17	\$609,900
		DOM	124	Sale Price	
				Sale Date	
INTERIOR		STYLE		FEATURES	
Bedrooms Above Grade	4+2	Exterior Finish	Hardiplank	Heating	Forced Air
Bathrooms	3	Roof	Asphalt Shingle	Fuel	Gas (natural)
Ensuite	1	Construction	Frame, Insul Ceiling, Insul Walls	Water	City
Fireplaces	(1) - Gas	Access	Gravel Driveway, Lane	Sewer Type	Sewer connected
Rough In Fireplaces		Basement Type	Full	Dist to Schools	4 BLKS
Flooring	Carpet, Wood, Tile, Laminate	Bsmt Devel	Inlaw Suite	Dist to Transp	2 BLS
		Foundation			
Total Sqft: 3,350				EXTERIOR FEATURES	
Totals (sqft)	Bsmt 1,140	Main 1,140	Above 1,070	Other	
Bathroom	4pc	4pc	4pc		
Ensuite			4pc		
Living	12x11	16x12			
Dining	11x9	14x12			
Kitchen	11x8	12x12			
Bedroom	10x10	10x9	12x12		
Nook		12x8			
Entrance		10x8			
Mast BR			18x13		
Bedroom	15x11		14x11		
				Lot Width Lot Depth Lot SqFt 6,098 Lot Acres 0.14	
				Parking Spaces Parking Types Site Influences Outdoor Area Equipment Included	
				Street, Addl Parking Avail, RV Parking Water View, Mountain View, Flat Site Covered Deck(s) Dishwasher, Central A/C, Fridge/stove/W&D, Microwave	
LEGAL					
Legal L 13 B 6 S 6 TWN 20 R 17 W6M KDYD PLAN 1060					
<p>Completely renovated 2 storey home from basement to upper floor in 2008. This house features 3 bedrooms on the upper floor including the massive mbdm with w/i closet and ensuite. Plenty of light in this spacious area with a tremendous view from the Juliet balcony. The two other bedrooms on the upper floor are generous in size with large closets and large windows. The main floor is open concept and has a great kitchen for entertaining and features concrete counters and island. Garden doors from great room to full width deck with glass railings and plenty of room for the patio furniture. Den or 4th bedroom finishes off the main floor with adjoining 4 piece bathroom. Full basement has a 2 bdrm suite currently rented for \$1250/mo. Plenty of parking in front and in the back off the lane way. B/I speakers in mbdm, great room and deck. Stainless steel appl and all others + 2 separate sets of laundry. Terrific family home in the West End and walking distance to TRU and the hospital. Listed By: RE/MAX REAL ESTATE (KAMLOOPS)</p>					

**18-950 IDA LANE**

Area **Kamloops**
 Sub Area **Westside**
 Property Type **Single Family**
 Style **Rancher**
 Taxes **\$4,267 (2017)**

MLS® **142639**
 Age of Dwelling **4**
 Zoning **RC1**
 DOM **20**

Listing Status **Active**
 Current Price **\$639,900**
 Possession
 Title **Bare Land Strata**

PRICE HISTORY

Original Price **\$639,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **2+4**
 Bathrooms **3**
 Ensuite **1**
 Fireplaces **Gas**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Hardiplank**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools
 Dist to Transp

Total Sqft: 3,277 Incl. unfin. sqft: 430**EXTERIOR FEATURES**


	Bsmt	Main	Above	Other
Totals (sqft)	1,790	1,487		
Ensuite		4pc		
Bathroom	3pc	4pc		
Bathroom	4pc			
Kitchen	9'2x7'6	11'9x12'3		
Dining		11'9x10'4		
Living	10'5x15'5	14'6x20'7		
Bedroom	10'2x11'4	11'3x13'4		
Mast BR		12'9x13		
Laundry		5'2x8'7		
Bedroom	10'2x10'5			
Bedroom	8'8x10'7			
Bedroom	11'9x11'6			

Lot Width
 Lot Depth
 Parking Spaces **2**
 Parking Types **Garage (2 car), Addl Parking Avail**
 Site Influences **Quiet Area, Cul-de-sac, Panoramic View**
 Outdoor Area **Covered Deck(s), Sun Deck(s)**
 Equipment Included **Dishwasher, Washer/Dryer, Central A/C, Stove/Fridge, Fridge/stove/W&D**

LEGAL

Legal **SL 18 KAS 3505**

One of the best unobstructed view in the city! Wake up in the morning to the breathtaking panoramic views of the North Thompson, sitting above The Dunes Golf Course. Beautiful high end finishing throughout with your open floor plan kitchen, living and dining room with quartz counters, gorgeous wainscoting and an abundance of natural light. 2 bedrooms with dream ensuite with dual sinks on the 1500 sqft main floor and an additional 2 bedrooms in the basement with access to unfinished media room in the basement. Home is wired with control smart phone throughout. Massive 49x12 deck is wired and reinforced for hot tub, perfect for relaxing and enjoying the views after work. Newer, spacious 2 bedroom self contained suite in the basement rents for \$1100. Lots of parking for all of your extra vehicles. Just steps away from the mountains and numerous walking trails. So much to offer and priced to sell! This won't last long! Bareland strata of \$120 covers city water, sewer & garbage removal Listed By: ROYAL LEPAGE WESTWIN RLTY.

				233 ST PAUL STREET W				
				Area	Kamloops	Listing Status	Active	
				Sub Area	South Kamloops	Current Price	\$663,828	
				Property Type	Single Family	Possession		
Style				Three L.Split	Title		Freehold	
Taxes				\$4,405 (2016)	PRICE HISTORY			
MLS®				142118	Original Price			\$663,828
Age of Dwelling				5	Sale Price			
Zoning				RS-1	Sale Date			
DOM				50				
INTERIOR				STYLE		FEATURES		
Bedrooms Above Grade	3+1	Exterior Finish	Stucco & Siding	Heating	Forced Air			
Bathrooms	3	Roof	Asphalt Shingle	Fuel	Gas (natural)			
Ensuite	1	Construction	Frame, Insul Ceiling, Insul Walls	Water	City			
Fireplaces	(1) - Gas	Access		Sewer Type	Sewer connected			
Rough In Fireplaces		Basement Type	Full	Dist to Schools	2 BLK			
Flooring	Wood, Mixed, Tile	Bsmt Devel	Fully finished, Inlaw Suite	Dist to Transp	1 BLK			
		Foundation	Concrete Poured					
Total Sqft: 2,400				EXTERIOR FEATURES				
	Bsmt	Main	Above	Other	Lot Width	50	Lot SqFt	
Totals (sqft)	600	900	900		Lot Depth	100	Lot Acres	
Ensuite			4pc		Parking Spaces	2		
Bathroom	3pc	2pc	4pc		Parking Types	Carport only		
Kitchen	8x12	16x14			Site Influences	Central Location, Easy Access, Water View, Mountain View, River View, View, Recreation Nearby		
Dining		12x12			Outdoor Area	Covered Deck(s), Sun Deck(s)		
Living		18x19			Equipment Included	Window Coverings, Fridge/stove/W&D, Microwave		
Laundry		4x4			LEGAL			
Mast BR			19x12'4		Legal	LOT 14 DL 23 KDYD PLAN 1061		
Bedroom	15'5x11'5		10x9					
Bedroom			10x9					
<p>Centrally located architecturally modern 3 storey home offering expansive views of the North & South Thompson Rivers. This 2400 sqft home has 4 bedrooms & an in law suite perfect for families. The open plan living, kitchen & dining areas have 9' ceilings & sliding glass doors opening on to a 3x6 meter deck outfitted with an outdoor kitchen, perfect for entertaining! The finishing throughout is minimalist in style, designed with Feng Shui elements in mind & features hardwood flooring, a neutral colour palette, cedar accents & built in storage on the main level. The master suite has a spa like ensuite & 264 sqft private deck. Located close to all amenities in Kamloops that West end home is a must see to appreciate the thought that was put into the planning of this Silver Keystone award winning home. Listed By: RE/MAX REAL ESTATE (KAMLOOPS)</p>								

**309 MARIPOSA CRT**

Area **Kamloops**
 Sub Area **Sun Rivers**
 Property Type **Single Family**
 Style **Two Storey**
 Taxes **\$5,000 (2016)**

MLS® **141678**
 Age of Dwelling **17**
 Zoning **RS-2**
 DOM **78**

Listing Status **Active**
 Current Price **\$665,000**
 Possession
 Title **Leasehold**

PRICE HISTORY

Original Price **\$699,900**
 Sep 6/17 **\$665,000**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+2**
 Bathrooms **4**
 Ensuite **1**
 Fireplaces **(1) - Gas**
 Rough In Fireplaces
 Flooring **Wood**

Exterior Finish **Vinyl**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Concrete Driveway**
 Basement Type **Full**
 Bsmt Devel **Legal Suite**
 Foundation **Concrete Poured**

STYLE**FEATURES**

Heating **Mix**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **1 KM**
 Dist to Transp **N/A**

Total Sqft: 4,806**EXTERIOR FEATURES**


	Bsmt	Main	Above	Other
Totals (sqft)	1,900	1,664	1,242	
Bathroom	3pc	3pc	4pc	
Ensuite			5pc	
Bathroom	3pc			
Kitchen	7x9	15x12		
Dining		14x11		
Entrance		9x6'7		
Living	25x14	12x16		
Nook		11x9		
Family Room		15x15		
Utility		6x7'7		
Mast BR			14x15	
Bedroom	11x11		12x14	
Bedroom	13x15		12'3x11'8	
Laundry			10'8x6'2	

Lot Width
 Lot Depth
 Lot SqFt **10,505**
 Lot Acres **0.2412**
 Parking Spaces **3**
 Parking Types **Garage (3 car)**
 Site Influences **Easy Access, Golf Nearby, Flat Site**
 Outdoor Area **Private Yard**
 Equipment Included **Dishwasher, Central A/C, Fridge/stove/W&D**

LEGAL

Legal **LOT 152-4-5 CLSR 82339**

Well appointed spacious family home with a legal 1 bedroom suite that rents for \$900. A desirable 2 storey design w/fully finished basement. This home features a big, bright open kitchen with a breakfast nook. The open concept design includes a family room space with a garden door leading to a covered patio. The patio leads to a fully fenced, flat and functional backyard with mature landscaping. Kitchen has rich granite countertops, lots of cupboards, centre island, b/i oven, 5 burner Bosch gas cook top and walk in pantry. There is a formal dining room and large foyer. Immediately off of the foyer is an office space. 12' ceilings in the living room. The main floor has hardwood flooring and tile. The second level has 3 large bedrooms plus a separate laundry room with sink, cupboards and counter space. The spacious master bedroom includes a walk in closet as well as french doors leading to the deck. Showings Saturday Only. Listed By: RE/MAX REAL ESTATE (KAMLOOPS)

					1033 EDGEHILL PLACE														
					Area		Kamloops		Listing Status		Active								
					Sub Area		South Kamloops		Current Price		\$669,900								
					Property Type		Single Family		Possession										
Style		Two Storey		Title		Freehold		PRICE HISTORY											
Taxes		\$1,695 (2017)																	
MLS®		142213		Original Price		\$669,900													
Age of Dwelling		NE		Sale Price															
Zoning		RS-4		Sale Date															
DOM		49																	
INTERIOR					STYLE					FEATURES									
Bedrooms Above Grade 3+3					Exterior Finish Hardiplank					Heating Forced Air									
Bathrooms 2					Roof Asphalt Shingle					Fuel Gas (natural)									
Ensuite 1					Construction Frame					Water City									
Fireplaces (1) - Gas					Access Concrete Driveway, Paved Road					Sewer Type Sewer connected									
Rough In Fireplaces					Basement Type Full					Dist to Schools									
Flooring Mixed					Bsmt Devel Inlaw Suite					Dist to Transp									
Foundation																			
Total Sqft: 2,585										EXTERIOR FEATURES									
		Bsmt		Main		Above		Other		Lot Width 53		Lot SqFt 5,530							
Totals (sqft)		1,171		1,414						Lot Depth 108		Lot Acres 0.127							
Ensuite				4pc						Parking Spaces 2									
Bathroom		3pc		3pc						Parking Types Garage (2 car)									
Bedroom		10x10		11x11						Site Influences Central Location, Easy Access, Mountain View, No Thru Road									
Bedroom		12x10		15x13						Outdoor Area									
Bedroom		12x10		11x10						Equipment Included									
Kitchen				10x13															
Dining				10x14															
Living				14x18															
Laundry		11x6																	
Rec Room		23x14																	
<p>LEGAL</p> <p>Legal LOT 19 SEC 12 TOWNSHIP 20 RANGE 18 WEST OF 6TH MERIDIAN KDYD PLAN EPP55702</p>																			
<p>Located 2 minutes away from the university, this brand new house has quality work done through out both floors. 9 foot ceilings both on the ground level basement and main floor with vaulted living room makes it look a lot bigger. Master bedroom has beautiful standing shower with glass door and double sinks with quartz countertops. With 6 bedrooms and 3 bathrooms this house can easily accommodate 2 families. Ground level basement with separate entry has with 2 bedrooms and lot of potential. Potential saving on insurance bill with sprinkler systems installed throughout the house. Large windows offer mountain view from living rooms and master bedroom. Flat backyard with privacy waits for your creativity. Lots of street parking and no through road on Edgell Place adds additional safety and comfort. 10 year new home warranty included. Listed By: BRENDAN SHAW REAL ESTATE LTD</p>																			

**1041 EDGEHILL PLACE**

Area	Kamloops	Listing Status	Active
Sub Area	South Kamloops	Current Price	\$669,900
Property Type	Single Family	Possession	
Style	Two Storey	Title	Freehold
Taxes	\$0 (0)	PRICE HISTORY	
MLS®	142458	Original Price	\$669,900
Age of Dwelling	NE	Sale Price	
Zoning	RS4	Sale Date	
DOM	37		

INTERIOR		STYLE	FEATURES
Bedrooms Above Grade	3+3	Exterior Finish	Hardiplank
Bathrooms	2	Roof	Asphalt Shingle
Ensuite	1	Construction	Frame
Fireplaces	(1) -	Access	Concrete Driveway, Paved Road
Rough In Fireplaces		Basement Type	Full
Flooring	Mixed	Bsmt Devel	Inlaw Suite
		Foundation	
		Heating	Forced Air
		Fuel	Gas (natural)
		Water	City
		Sewer Type	Sewer connected
		Dist to Schools	
		Dist to Transp	

Total Sqft: 2,564					EXTERIOR FEATURES	
	Bsmt	Main	Above	Other	Lot Width	Lot SqFt
Totals (sqft)	1,168	1,396			Lot Depth	Lot Acres
Ensuite		4pc			Parking Spaces	
Bathroom	3pc	3pc			Parking Types	Garage (2 car)
Bedroom	12x10	14x14			Site Influences	Central Location, Mountain View, No Thru Road
Bedroom	11x13'6	10'8x10'10			Outdoor Area	Private Yard
Bedroom	11x11	10x12			Equipment Included	
Living		14'8x13			LEGAL	
Kitchen		15x9'4			Legal	PL EPP55702 LT 19 SEC 12 TWP 20 RGE 18 MER 6 KAMLOOPS
Dining		11x16'8				
Laundry	11x6					
Rec Room	18x13					

Located right behind the university in prestigious Hudson's Ridge, this brand new 6 bedroom house is ready for possession in September 2017. Bedroom basement with private entry is full of potentials. This house offers open kitchen concept on main level with large bay windows, vaulted ceiling, in house sprinkler system, double car garage and tons of street parking. Quality work done through out the house. 10 years new home warranty included. Listed By: BRENDAN SHAW REAL ESTATE LTD

		28-950 IDA LANE			
		Area	Kamloops	Listing Status	Active
		Sub Area	Westsyde	Current Price	\$689,000
		Property Type	Single Family	Possession	
Style	Two Storey	Title	Bare Land Strata		
Taxes	\$5,111 (2017)	PRICE HISTORY			
MLS®	141668	Original Price	\$699,000		
Age of Dwelling	3	Sep 8/17	\$689,000		
Zoning	RC-1	Sale Price			
DOM	78	Sale Date			
INTERIOR		STYLE			
Bedrooms Above Grade	3+1	Exterior Finish	Hardiplank		
Bathrooms	3	Roof	Asphalt Shingle		
Ensuite	1	Construction	Frame, Insul Ceiling, Insul Walls		
Fireplaces	(1) - Gas	Access	Concrete Driveway		
Rough In Fireplaces		Basement Type	Full		
Flooring	Mixed	Bsmt Devel	Fully finished, Inlaw Suite		
		Foundation	Concrete Poured		
		Heating	Forced Air		
		Fuel	Gas (natural)		
		Water	City		
		Sewer Type	Sewer connected		
		Dist to Schools	3 BLK		
		Dist to Transp	2 BLK		
Total Sqft: 4,163		EXTERIOR FEATURES			
	Bsmt	Main	Above		
Totals (sqft)	1,363	1,363	1,437		
Bathroom	4pc	2pc	4pc		
Ensuite			5pc		
Kitchen	10x12	22x18			
Den		12x12			
Pantry		7x9			
Living	12x15	18x21			
Entrance		9'4x12			
Mast BR			20x14		
Bedroom	12'4x16		15'8x12'6		
Bedroom			15'8x12'6		
Laundry			7'10x9		
Dining	9x12				
Storage	20x12				
		Lot Width	Lot SqFt 20,038		
		Lot Depth	Lot Acres 0.46		
		Parking Spaces	3		
		Parking Types	Garage (3 car), RV Parking		
		Site Influences	Central Location, Family Oriented, Golf Nearby, Water View, Mountain View, River View, Shopping Nearby, View, Recreation Nearby, Quiet Area, Landscaped, Panoramic View		
		Outdoor Area	Patio(s), Covered Deck(s)		
		Equipment Included	Vacuum built-in, Central A/C, Window Coverings, Fridge/stove/W&D, Microwave		
		LEGAL			
		Legal	STRATA LOT 28 SEC 18 TWNSHP 21 R17 W6M KDYD STRATA PLAN KAS3505		

Words cannot adequately describe this beautiful home. Over 4,000 sqft of incredible design and features. This builders own design two storey starts with 3 massive bedrooms all with WI closets and large laundry room on the upper floor. Main floor has massive kit/dining rm with butlers pantry. 14' ceilings in great rm features a flr to ceiling rock waterfall surrounded by windows with a view of the Thompson River Valley and downtown Kamloops. Two covered decks off the living space (one on the sunny side & one in the shade). Built in vac with kicks in bathrooms. Htd tile floors in bathrooms. 15K of control 4 automation inc. light function. Built in sound through out. 1000 sqft garage with 16x9 & 9x9 doors. 20k plus of appliances. Solid wood custom 8' door. 3 zone HVAc with A/C (each floor controlled separately). Downstairs you will find an extremely bright daylight one bdrm suite with built in laundry that also has breathtaking views of the city. Bareland strata fee \$120/month. Listed By: ROYAL LEPAGE KAMLOOPS REALTY

**2215 BARBARA AVE**

Area **Kamloops**
 Sub Area **Brocklehurst**
 Property Type **Single Family**
 Style **Rancher**
 Taxes **\$4,983 (2017)**

MLS® **142079**
 Age of Dwelling **OT**
 Zoning **RS-1**
 DOM **54**

Listing Status **Active**
 Current Price **\$689,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$689,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **4+2**
 Bathrooms **2**
 Ensuite **2**
 Fireplaces **(2) - Gas**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Vinyl**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Concrete Driveway**
 Basement Type **Full**
 Bsmt Devel **Inlaw Suite**
 Foundation **Slab**

FEATURES

Heating **Forced Air**
 Fuel **Mix**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **3 BLKS**
 Dist to Transp **1 BLK**

Total Sqft: 4,000

	Bsmt	Main	Above	Other
Totals (sqft)	1,800	2,200		
Bathroom	4pc	4pc		
Ensuite		2pc		
Ensuite		3pc		
Kitchen	12x10	11'2x17		
Living	20x15	20x11		
Dining		11x11		
Mast BR		20x14		
Bedroom	12x12	10x10		
Bedroom	10x11	10x12		
Bedroom		12x11		
Family Room		37x11		

EXTERIOR FEATURES

Lot Width **72** Lot SqFt
 Lot Depth **248** Lot Acres
 Parking Spaces **2**
 Parking Types **Garage (2 car), Addl Parking Avail, RV Parking**
 Site Influences **Easy Access, Mountain View, River View, Waterfront Property, Airport Nearby**
 Outdoor Area **Patio(s), Sun Deck(s)**
 Equipment Included **Above Ground Pool, Central A/C, Fridge/stove/W&D**

LEGAL

Legal **LOT 6 DISTRICT LOT 252 KDYD 15247**

Waterfront property w/2 (possibly 3) bdrm in-law suite. This home has seen many renos over the years incl. paint/siding/roof/windows & has a total of 6(potential 7) bdrms. Addition w/an oversized mast. bdrm w/3pc ensuite & a bonus room that could be used as office/nursery/xtra closet space. Main floor feats. 3 more bdrms(1 w/ensuite) & large fam/dining area. Bsmt incl. inlaw suite & xtra bonus area ready for ideas. Shared laundry. Tons of parking & 2 car garage w/power, own HW tank & bath, w/laundry h/u. Park-like backyard w/gardens, fruit trees, grapes, above-ground pool, tool shed & gorgeous views of mountains & river w/75 feet of waterfront property-potential for a dock(inquire w/City of Kamloops) UG sprinklers, Lrg self-contained storage area under addition. Tons of xtra parking 3-240v receptacles in shop for compressors/welding machines & floor to ceiling slat board. 6x12 low maint. comp. deck thru french doors to the back. Key at LB. Notice necessary. Listed By: RE/MAX REAL ESTATE (KAMLOOPS)

**2189 LINFIELD DRIVE**

Area **Kamloops**
 Sub Area **Aberdeen**
 Property Type **Single Family**
 Style **Basement Entry**
 Taxes **\$1,499 (2017)**

MLS® **141481**
 Age of Dwelling **NE**
 Zoning **CD-5**
 DOM **85**

Listing Status **Active**
 Current Price **\$699,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$699,900**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+2**
 Bathrooms **3**
 Ensuite **1**
 Fireplaces **(1) - Electric**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Hardiplank**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Concrete Driveway**
 Basement Type **Three-Quarter**
 Bsmt Devel **Fully finished, Legal Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Mix**
 Fuel **Mix**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **2 BLK**
 Dist to Transp **2 BLK**

Total Sqft: 2,992

	Bsmt	Main	Above	Other
Totals (sqft)	1,290	1,702		
Bathroom	3pc	4pc		
Ensuite		4pc		
Bathroom	4pc			
Living	13'9x15'5	14'1x18'9		
Kitchen	9'8x8'4	10'11x16'11		
Dining	8'2x7'8	11'7x13'9		
Master BR		14'8x15'10		
Bedroom	10'6x11'5	11'3x11'2		
Bedroom	10'2x10'1	10'5x12'6		
Laundry	4x4'3	6'5x3'4		
Pantry		4'11x5'6		
Office	12'6x10			

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **8,712**
 Lot Acres **0.20**
 Parking Spaces **2**
 Parking Types **Garage (2 car), Addl Parking Avail**
 Site Influences **Family Oriented, View, Recreation Nearby**
 Outdoor Area **Patio(s), Covered Deck(s), Sun Deck(s)**
 Equipment Included **Vacuum (RI)**

LEGAL

Legal **LOT 3 SECT 25 TWP 19 RGE 18 WEST OF THE 6TH MER KDYD
 PLAN EPP63974**

Gorgeous best describes this new family home in the Aberdeen Highlands with extreme attention to detail by Reliant Homes. A quality built modern concept 3+1 bdrm up 3 bath home with 2 bdrm 1 bath suite down. This home boasts an executive master suite with walk in closet and 4 pc ensuite 2 more bdrm up with an open concept kitchen dining and living room for entertaining. Downstairs has a dramatic entry and office or guest room along with a 3 pc bath to add to the main living area. Also down is completely self contained 2 bdrm 1 full bath 856 sqft legal suite with laundry and separate parking as a great mortgage helper, suite has separate heat, hot water and hvac system. Completion set for mid to late Aug 2017. Truly a must see, meas approx, call for appt. Listed By: C21 DESERT HILLS RLTY.(10)LTD

**1017 BATTLE STREET**

Area **Kamloops**
 Sub Area **South Kamloops**
 Property Type **Single Family**
 Style **Two Storey**
 Taxes **\$4,515 (2017)**
 MLS® **142563**
 Age of Dwelling **2**
 Zoning **RT-1**
 DOM **25**

Listing Status **Active**
 Current Price **\$728,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$728,000**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+1**
 Bathrooms **3**
 Ensuite **1**
 Fireplaces **(1) - Gas**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Hardiplank**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Lane**
 Basement Type **Full**
 Bsmt Devel **Legal Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **5 BLK**
 Dist to Transp **2 BLK**

Total Sqft: 2,979

	Bsmt	Main	Above	Other
Totals (sqft)	998	1,013	968	
Bathroom	4pc	4pc	4pc	
Ensuite			5pc	
Den		10x11		
Kitchen	9'5x10	12x17		
Dining	11x14	8x14		
Living	13x13	15x15		
Master BR			12x14	
Bedroom	12x9'5		10x11	
Bedroom			10x10'6	

EXTERIOR FEATURES

Lot Width **40** Lot SqFt
 Lot Depth **120** Lot Acres
 Parking Spaces **2**
 Parking Types **Detached Garage/Shop**
 Site Influences **Central Location, Easy Access, Shopping Nearby, Landscaped, Flat Site**
 Outdoor Area **Sun Deck(s)**
 Equipment Included **Dishwasher, Vacuum (RI), Washer/Dryer, Central A/C, Window Coverings, Stove/Fridge, Security System, Fridge/stove/W&D, Microwave, Underground Sprinklers**

LEGAL

Legal **LOT 3 DL 234 PLAN 1069 KDYD**

Keystone Award winning home. Enjoy this 2 storey home right in the heart of the city. Close to schools, shopping, parks and restaurants. 3 bdrms plus finished den and 1 bedroom suite in bsmt. Open floor concept with 9 ft ceilings on main floor, dining room and living room with gas fireplace framed with floor to ceiling stone. Custom kitchen with Canadian white painted Maple cabinets, large island, Staron solid surface counter tops, pantry, Kenmore stainless steel gas range, dishwasher, full height full fridge and full size freezer. LED bottom cabinet lighting. Artisan Oak wire brushed engineered hardwood and tiel flooring. Master 5 pce ensuite with heated marble tile floors, double sinks, free standing soaker tub custom floor to ceiling tiled shower and sparkle lights above the tub. 1 bedroom basement suite with separate entrance and appliances. Lane access to the detached garage.10 year home warranty.All measurments are approx. & should be verified by Buyers if important.NO SIGN Listed By: ROYAL LEPAGE KAMLOOPS REALTY

**2219 SUNBURST DRIVE**

Area **Kamloops**
 Sub Area **Sun Peaks**
 Property Type **Single Family**
 Style **Other**
 Taxes **\$4,416 (2017)**

MLS® **142821**
 Age of Dwelling **18**
 Zoning **RS-1A**
 DOM **9**

Listing Status **Active**
 Current Price **\$759,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$759,000**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+1**
 Bathrooms **2**
 Ensuite **1**
 Fireplaces **(2) - Gas**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Stucco**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Blacktop Driveway**
 Basement Type **Full**
 Bsmt Devel **Legal Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (propane)**
 Water **Other**
 Sewer Type **Sewer connected**
 Dist to Schools
 Dist to Transp

Total Sqft: 2,626**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other
Totals (sqft)	1,066	1,066	494	
Ensuite			4pc	
Bathroom	4pc	4pc		
Kitchen	13x12	10x11		
Dining	13x8'9	12x12		
Living	12'7x16'6	16'4x14		
Bedroom	12'2x11'7	12x9'6		
Bedroom		10x11'6		
Entrance		6x6'6		
Mast BR			11'10x13'4	
Other			9x13	
Laundry	8x11'8			

Lot Width **75** Lot SqFt **10,667**
 Lot Depth **142** Lot Acres **0.2449**
 Parking Spaces
 Parking Types **Open, Addl Parking Avail**
 Site Influences **Easy Access, Golf Nearby, Shopping Nearby, View, Ski Hill Adjacent**
 Outdoor Area **Sun Deck(s)**
 Equipment Included **Dishwasher, Hot Tub, Window Coverings, Fridge/stove/W&D, Microwave**

LEGAL

Legal **LOT 29 DISTRICT LOT 6337 KDYD**

3 bedroom resort home approved for nightly rentals with large one bedroom legal revenue suite. Features bright spacious floor plan with open kitchen, dining room and living room with access to large wraparound sundeck with sunken hot tub. Great ski-in, ski-out, location with stunning mountain views and dramatic south facing floor to ceiling window package. Open loft area and spacious master bedroom on private upper level. This low maintenance, fully furnished home is in a great location with an easy walk down side of the ski run into the village and all resort amenities. GST not applicable. Listed By: RE/MAX ALPINE RESORT RLTY.CORP

**5521 CAMPBELL CREEK ROAD**

Area **Kamloops**
 Sub Area **Barnhartvale**
 Property Type **Single Family**
 Style **Rancher**
 Taxes **\$2,571 (2015)**
 MLS® **139673**
 Age of Dwelling **22**
 Zoning **AF-1**
 DOM **175**

Listing Status **Active**
 Current Price **\$769,800**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$789,800**
 Jun 27/17 **\$769,800**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+2**
 Bathrooms **3**
 Ensuite **1**
 Fireplaces **(2) - Gas**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Vinyl**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling**
 Access **Gravel Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **Co-operative**
 Sewer Type **Septic installed**
 Dist to Schools **BUS**
 Dist to Transp

Total Sqft: 3,062

	Bsmt	Main	Above	Other
Totals (sqft)	1,531	1,531		
Ensuite		5pc		
Bathroom	4pc	4pc		
Bathroom		2pc		
Master BR		21x11		
Bedroom	9x10	11x10		
Bedroom	12x10	10x11		
Kitchen		13x14		
Dining		12x11		
Living		13x16		
Entrance		7x5		
Storage	6x8			
Rec Room	32x17			
Storage	9x10			
Storage	7x8			

EXTERIOR FEATURES

Lot Width Lot Sqft **201,247**
 Lot Depth Lot Acres **4.62**
 Parking Spaces **3**
 Parking Types **Open, Garage (3 car), Addl Parking Avail, RV Parking**
 Site Influences **Easy Access, Family Oriented, Golf Nearby, Mountain View, Open Space, Rural Setting, View, Private Setting, Recreation Nearby, Quiet Area, Farm Setting, Sloping Site, Panoramic View**
 Outdoor Area **Patio(s), Covered Deck(s)**
 Equipment Included **Dishwasher, Vacuum built-in, Storage Shed, Skylight, Central A/C, Window Coverings, Fridge/stove/W&D**

LEGAL

Legal **STRATA LOT 4 SEC 17 TWP 19 RGE 16 W6M KDYD STRATA PLAN K559**

Nicely updated southern exposure view rancher w/3 car garage sitting on 4.62 acres 20 mins from Kamloops. This home features level entry w/an open floor plan on the main floor. The kitchen has updated granite countertops, stainless steel appliances & plumbing for a natural gas stove. There are 3 bedrooms on the main floor w/3 baths. The master bdrm is huge & the 3pc master ensuite is totally updated. The daylight walk out basement level would be able to easily accommodate an inlaw suite. There are 2 additional bedrooms, a 4pc bathroom & large rec room w/wet bar. The deck has 2 natural gas hookups for your BBQ. Other features include: Duradek 2015, HWT 2009, water softener 2010, wired for sound, central a/c, underground sprinklers, water license for field irrigation approx. \$20/year, 200 amp service, & RV parking w/sani dump, water, & power. The fields are fenced & cross fenced. There is undeveloped land above the home as well with lots of potential. Flexible possession possible. Listed By: C21 DESERT HILLS RLTY.(10)LTD

**3968 RIVER VISTA DRIVE**

Area **Kamloops**
 Sub Area **South Thompson Valley**
 Property Type **Single Family**
 Style **Bungalow**
 Taxes **\$3,088 (2017)**
 MLS® **141942**
 Age of Dwelling **OT**
 Zoning **CR-1**
 DOM **63**

Listing Status **Active**
 Current Price **\$769,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$769,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+1**
 Bathrooms **3**
 Ensuite
 Fireplaces **(2) - Wood**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Stucco & Siding**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Gravel Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **Other**
 Sewer Type **Septic installed**
 Dist to Schools **BUS**
 Dist to Transp

Total Sqft: 2,678

	Bsmt	Main	Above	Other
Totals (sqft)	1,102	1,576		
Bathroom		4pc		
Bathroom		2pc		
Bathroom		3pc		
Living		21x15'4	19x15	
Dining		11'10x15'4	10x11	
Kitchen		20x14'10	17x15	
Master BR			11x13	
Bedroom		8'4x14'10	11x12	
Bedroom			11x11	
Laundry			11x7	

EXTERIOR FEATURES

Lot Width Lot SqFt **99,317**
 Lot Depth Lot Acres **2.28**
 Parking Spaces **1**
 Parking Types **Carport only, Addl Parking Avail, RV Parking**
 Site Influences **Golf Nearby, Water View, Mountain View, River View, Rural Setting, Farm Setting, Flat Site**
 Outdoor Area **Sun Deck(s)**
 Equipment Included **Dishwasher, Central A/C, Window Coverings, Fridge/stove/W&D, Underground Sprinklers**

LEGAL

Legal **LOT 15 SEC 36 TWN 19 RGE 15 W6M KDYD PLAN 23693**

Rare find of a 2.28 acre property set up for horses on riverfront all within 25 minutes of downtown Kamloops and also has a 1 bedroom suite. This small acreage is fenced and cross fenced and has a new, deluxe 4-stall barn with auto watering, concrete foundation and haystorage. This flat acreage has a riding ring and paddock with electric fencing. The waterfront area provides so much serenity and has a large, newer sundeck to enjoy the calming atmosphere of the South Thompson river. Excellent access to river would make it easy to install a dock. U/G sprinklers on the river side of the home and a great garden area. This family sized home has plenty of square footage with 3 bedrooms and 2 bathrooms on the main as well as a sunken living room and large kitchen looking out onto the riverfront. The basement has a 1 bedroom suite with 3 pce bathroom with heated tile flooring and separate entrance. Listed By: RE/MAX REAL ESTATE (KAMLOOPS)

**813 FERNIE CRT**

Area **Kamloops**
 Sub Area **South Kamloops**
 Property Type **Single Family**
 Style **Two Storey**
 Taxes **\$5,656 (2017)**

MLS® **142652**
 Age of Dwelling **2**
 Zoning **RS-1**
 DOM **21**

Listing Status **Active**
 Current Price **\$824,900**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$824,900**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **4+1**
 Bathrooms **2**
 Ensuite **3**
 Fireplaces **(1) - Gas**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Hardiplank**
 Roof **Tile**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Concrete Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Inlaw Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **1.4 KM**
 Dist to Transp **5 BLKS**

Total Sqft: 3,944**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other
Totals (sqft)	1,274	1,606	1,064	
Bathroom	4pc	2pc		
Ensuite			4pc	
Ensuite			4pc	
Ensuite			5pc	
Bedroom	15x16	12x11'9	15'1x15'8	
Entrance		17x8		
Kitchen	13x13	14'9x12'4		
Dining		11'5x14'4		
Living	11x14	15'6x17'2		
Bedroom			15'8x12'9	
Laundry			8'2x8'7	
Play Room			9'8x10'4	
Mast BR			14'9x11'9	
Rec Room	20x14			
Storage	5'5x20			

Lot Width
 Lot Depth
 Lot SqFt **6,222**
 Lot Acres **0.1428**
 Parking Spaces **2**
 Parking Types **Garage (2 car)**
 Site Influences **Central Location, Family Oriented, Shopping Nearby, Recreation Nearby, Quiet Area, Cul-de-sac**
 Outdoor Area **Private Yard**
 Equipment Included **Dishwasher, Vacuum built-in, Washer/Dryer, Central A/C, Window Coverings, Stove/Fridge, Fridge/stove/W&D, Microwave, Underground Sprinklers**

LEGAL

Legal **LOT 28 SEC 1 TWN 20 RGE 18 W6M KDYD PLAN KAP82031**

Guerin Creek Beauty! Stunning builders own custom home with beautiful architecture & finishings throughout. Grand vaulted foyer to upper mezzanine & hardwood floors. Home office/library w/double glass doors off foyer. Bright open plan kitchen & dining. Granite island kitchen w/lots of counters & cabinets plus walk in pantry. Spacious family dining opens to covered back BBQ patio & private yard w/UG sprinklers. Home boasts upper floor w/laundry room & 3 very large bedrooms - all w/full ensuites. Dramatic vaulted ceilings. Master enjoys spa like ensuite w/soaker tub and large walk in closet. Finished basement has spacious rec room with storage room plus a one bedroom inlaw suite with granite finishings & inside or separate entry. All appliances included up & down. C/Air. Great cul de sac location close to TRU & shopping. To view the 3D Tour, click on All Photos Multimedia. Listed By: RE/MAX REAL ESTATE (KAMLOOPS)

		2433 FAIRWAYS DRIVE			
		Area	Kamloops	Listing Status	Active
		Sub Area	Sun Peaks	Current Price	\$948,000
		Property Type	Single Family	Possession	
Style	Two Storey	Title	Freehold		
Taxes	\$5,222 (2017)	PRICE HISTORY			
MLS®	142102	Original Price	\$948,000		
Age of Dwelling	17	Sale Price			
Zoning	RS-1	Sale Date			
DOM	56				
INTERIOR		STYLE			
Bedrooms Above Grade	3+1	Exterior Finish	Stone, Stucco		
Bathrooms	3	Roof	Asphalt Shingle		
Ensuite	1	Construction	Frame, Insul Ceiling, Insul Walls		
Fireplaces	(1) - Gas	Access	Concrete Driveway		
Rough In Fireplaces		Basement Type	Full		
Flooring	Wood	Bsmt Devel	Legal Suite		
		Foundation	Concrete Poured		
		Heating	Mix		
		Fuel	Mix		
		Water	Other		
		Sewer Type	Sewer connected		
		Dist to Schools			
		Dist to Transp			
Total Sqft: 3,466 Incl. unfin. sqft: 560		EXTERIOR FEATURES			
	Bsmt	Main	Above		
Totals (sqft)		1,245	584		
Bathroom	4pc	2pc	4pc		
Ensuite		3pc			
Kitchen	11'10x7'6	12x13			
Dining	11'10x9'4	9x14			
Living	12x14	18'6x16			
Entrance		9'6x9			
Mast BR		16x12			
Bedroom	10x11'6		12'4x12		
Bedroom			14x10'8		
Other			13x10'2		
Games Room	12'2x14'2				
Lot Width	70	Lot SqFt			
Lot Depth	218	Lot Acres			
Parking Spaces	2				
Parking Types	Garage (2 car), Addl Parking Avail				
Site Influences	Central Location, Easy Access, View, Landscaped, Ski Hill Adjacent				
Outdoor Area	Patio(s), Sun Deck(s), Private Yard				
Equipment Included	Dishwasher, Vacuum built-in, Hot Tub, Window Coverings, Fridge/stove/W&D, Microwave				
LEGAL					
Legal	LOT 10 DL 6394 KDYD PLAN KAP65774				
<p>This attractive mountain home is in mint condition with refinished hardwood floors, new paint and lighting, features 3 spacious bedrooms, plus games room and loft. This bright modern home has an open living area with vaulted ceiling, floor to ceiling rock fireplace, soaring windows, beautiful kitchen with eating bar and stainless steel appliances, large 2 car garage and workshop. Enjoy the massive sundeck with stunning views, professional landscaping, a private yard backing onto forested ski terrain with you own ski trail in and large back deck with private hot tub. This property is complete with a separate self-contained 1 bedroom legal suite with one year lease in place. Conveniently located close to the village, ski lifts and golf course. GST is not applicable. Listed By: RE/MAX ALPINE RESORT RLTY.CORP</p>					

**2226 SUNBURST DRIVE**

Area **Kamloops**
 Sub Area **Sun Peaks**
 Property Type **Single Family**
 Style **Two Storey**
 Taxes **\$4,567 (2017)**

MLS® **142636**
 Age of Dwelling **20**
 Zoning **RS-1**
 DOM **20**

Listing Status **Active**
 Current Price **\$949,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$949,000**

Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **3+1**
 Bathrooms **3**
 Ensuite **1**
 Fireplaces **(3) - Gas, Electric**
 Rough In Fireplaces
 Flooring **Carpet, Wood, Mixed**

STYLE

Exterior Finish **Stucco**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Gravel Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Legal Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Mix**
 Fuel **Mix**
 Water **Other**
 Sewer Type **Sewer connected**
 Dist to Schools
 Dist to Transp

Total Sqft: 3,370

	Bsmt	Main	Above	Other
Totals (sqft)		1,765		1,605
Bathroom	4pc	5pc		
Ensuite		4pc		
Bathroom	4pc			
Entrance	9x8	14'10x11		
Kitchen	13'4x10'4	12'10x11		
Living	12'3x12'8	14x15'10		
Dining		15'10x9		
Bedroom	12'4x11'10	12'4x9'11		
Bedroom		11'10x10'9		
Mast BR		13'4x12'9		
Rec Room	23x17			
Entrance	6'7x12'2			
Den	10'8x13'6			

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **10,454**
 Lot Acres **0.24**

Parking Spaces **2**
 Parking Types **Garage (2 car), Addl Parking Avail, RV Parking**
 Site Influences **Easy Access, Golf Nearby, Mountain View, Shopping Nearby, View, Recreation Nearby, Landscaped, Ski Hill Adjacent**

Outdoor Area
 Equipment Included **Patio(s), Sun Deck(s)**
Dishwasher, Vacuum built-in, Hot Tub, Window Coverings, Fridge/stove/W&D, Microwave

LEGAL

Legal **LOT 13 DISTRICT LOTS 659 AND 6337 KDYD PLAN KAP53479**

In a prime, ski-in/out location at the top of Sunburst Drive, this bright, well-loved home features many updates including a new roof, flooring, interior and exterior paint, and quality furnishings. The level entry style house with daylight, walkout basement provides exceptional ease and convenience with its abundant parking, extra large double garage, and a welcoming front entrance into a spacious foyer. The main living area includes an open kitchen, dining and living area with vaulted ceiling and cozy gas fireplace, three bedrooms, two baths and a wrap around, sunny, outdoor deck area. The lower level features an extra large family/bunkroom, full bath and direct access to the private backyard hot tub, plus a separate bright and spacious revenue suite (easily convertible to a 2 bedroom suite) with its own entry, laundry and efficient ventilation system. Pristine condition, sweeping views and close to main lifts. Fully furnished. GST not applicable. Available for this season. Listed By: SOTHEBY'S INTL.RLTY.CAN.(SNPK)

**2412 FAIRWAYS DRIVE**

Area **Kamloops**
 Sub Area **Sun Peaks**
 Property Type **Single Family**
 Style **Three L.Split**
 Taxes **\$5,592 (2017)**

MLS® **142387**
 Age of Dwelling **20**
 Zoning **RS-1**
 DOM **35**

Listing Status **Active**
 Current Price **\$995,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$995,000**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **4+2**
 Bathrooms **2**
 Ensuite **1**
 Fireplaces **(1) - Gas**
 Rough In Fireplaces
 Flooring **Other**

Exterior Finish **Other, Cedar**
 Roof **Asphalt Shingle**
 Construction **Frame, Log, Other, Insul Ceiling, Insul Walls**
 Access **Blacktop Driveway**
 Basement Type **Full**
 Bsmt Devel **Legal Suite**
 Foundation **Concrete Poured**

STYLE**FEATURES**

Heating **Mix**
 Fuel **Gas (propane)**
 Water **Other**
 Sewer Type **Sewer connected**
 Dist to Schools **1 KM**
 Dist to Transp

Total Sqft: 3,005

	Bsmt	Main	Above	Other
Totals (sqft)		1,124	957	924
Ensuite			4pc	
Bathroom	4pc	4pc		
Entrance			5'4x7'7	
Bedroom	12'2x12'8	12'7x12'9	11'2x11'4	
Bedroom	11x11'8		9'4x9'6	
Bedroom			11'11x13'6	
Kitchen	5x10	11'2x13'1		
Dining	9x10'2	11'5x13		
Living	15x19'3	15'4x17		
Family Room		11'4x11'5		
Workshop	8x11'7			
Utility	10'7x11'10			
Nook			10x10	
Den				8x11'7

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **8,712**
 Lot Acres **0.20**
 Parking Spaces **2**
 Parking Types **Garage (2 car), Addl Parking Avail, RV Parking**
 Site Influences **Central Location, Golf Nearby, Mountain View, Shopping Nearby, View, Recreation Nearby, Ski Hill Adjacent**
 Outdoor Area **Covered Deck(s), Sun Deck(s)**
 Equipment Included **Dishwasher, Window Coverings, Fridge/stove/W&D, Microwave**

LEGAL

Legal **LOT 20 DISTRICT LOT 6334 KDYD PLAN KAP53475**

Exceptional location on the 8th fairway of the Graham Cooke designed 18 hole golf course, with 360 degree views to surrounding ski runs. This custom chalet with natural log and rock features and soaring windows to capture panoramic views of Canada's second largest ski-area, is just a short walk from restaurants, entertainment and shopping in the charming ski-through alpine village. Luxury features such as comfortable radiant in-floor heating, master suite with steam shower and double soaker tub, gourmet kitchen, spacious double garage with workshop, abundant parking, and cascading sun decks will appeal to your buyers who love to entertain. Two bedroom revenue suite, GST is not applicable, furnished. Listed By: SOTHEBY'S INTL.RLTY.CAN.(SNPK)

		527 LAKESHORE DRIVE			
		Area	South East	Listing Status	Active
		Sub Area	Chase	Current Price	\$998,000
		Property Type	Single Family	Possession	Freehold
Style	Two Storey	PRICE HISTORY			
Taxes	\$5,676 (2016)				
MLS®	140076	Original Price	\$998,000		
Age of Dwelling	39	Sale Price			
Zoning	R1	Sale Date			
DOM	156				
INTERIOR		STYLE			
Bedrooms Above Grade	5+2	Exterior Finish	Aluminium		
Bathrooms	3	Roof	Asphalt Shingle		
Ensuite	1	Construction	Frame, Insul Ceiling, Insul Walls		
Fireplaces	(1) - Gas	Access	Concrete Driveway		
Rough In Fireplaces		Basement Type	Full		
Flooring	Carpet, Laminate	Bsmt Devel	Fully finished, Inlaw Suite		
		Foundation	Concrete Poured		
		Heating	Mix		
		Fuel	Mix		
		Water	City		
		Sewer Type	Sewer connected		
		Dist to Schools			
		Dist to Transp			
Total Sqft: 4,821		EXTERIOR FEATURES			
Totals (sqft)	1,714	Lot Width	10,019		
Bathroom	3pc	Lot Depth	0.23		
Ensuite		Parking Spaces	2		
Bathroom	3pc	Parking Types	Garage (2 car), RV Parking		
Living	16x19	Site Influences	Waterfront Property		
Mast BR	13'6x12'4	Outdoor Area	Patio(s)		
Bedroom	12x9'8	Equipment Included	Window Coverings, Stove/Fridge, Fridge/stove/W&D		
Other	13x10	LEGAL			
Kitchen	15'6x11'6	Legal	LOT M PLAN 22508 DL 517 KDYD		
Nook	9'9x8				
Dining	16'9x15'5				
Bedroom	8x14				
Bedroom					
Rec Room	16x16				
<p>68 feet of Shuswap Lake waterfront glory. Original owner's pride of ownership shows. Well maintained 6 bedrooms & 5 bathrooms. 4821 sqft home with double attached garage, RV parking & boat dock, 2 bedroom basement in law suite. If stairs are a problem: there is a master bedroom with ensuite on main floor. Great home for bed & breakfast or lots of guests & family to enjoy the sandy beach. Seller will look at all offers. Listed By: FAIR REALTY</p>					

**4102 SUNDANCE DRIVE**

Area **Kamloops**
 Sub Area **Sun Peaks**
 Property Type **Single Family**
 Style **Basement Entry**
 Taxes **\$6,564 (2017)**
 MLS® **141893**
 Age of Dwelling **15**
 Zoning **RS-1A**
 DOM **64**

Listing Status **Active**
 Current Price **\$1,250,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$1,250,000**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **4**
 Bathrooms **3**
 Ensuite **1**
 Fireplaces **(3) - Gas**
 Rough In Fireplaces
 Flooring **Carpet, Wood, Tile**

STYLE

Exterior Finish **Stone, Cedar**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Blacktop Driveway**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Legal Suite**
 Foundation **Concrete Poured**

FEATURES

Heating **Mix**
 Fuel **Mix**
 Water **Other**
 Sewer Type **Sewer connected**
 Dist to Schools **.25 KM**
 Dist to Transp

Total Sqft: 2,987 Incl. unfin. sqft: 538**EXTERIOR FEATURES**

	Bsmt	Main	Above	Other
Totals (sqft)	407	1,813	767	
Bathroom	4pc	4pc		
Bathroom		3pc		
Ensuite			5pc	
Living		14x16'6		
Kitchen		10'11x12'4		
Dining		14'3x9'1		
Bedroom		12'5x10'5	11'1x10'2	
Laundry		10'6x5		
Master BR			14'5x16	
Bedroom		9'9x9'10		
Entrance	6'11x5'6			8'8x3'10
Family Room	16x19'10			
Other	19'5x11'2			
Kitchen		10'3x8'8		
Dining		8x10'8		

Lot Width
 Lot Depth
 Lot SqFt **15,681**
 Lot Acres **0.36**
 Parking Spaces **2**
 Parking Types **Garage (2 car), Addl Parking Avail, RV Parking**
 Site Influences **Central Location, Golf Nearby, Mountain View, Shopping Nearby, View, Recreation Nearby, Ski Hill Adjacent**
 Outdoor Area **Patio(s), Covered Deck(s), Sun Deck(s)**
 Equipment Included **Dishwasher, Vacuum (RI), Hot Tub, Jetted Tub, Fridge/stove/W&D, Microwave**

LEGAL

Legal **LOT 16 DISTRICT LOT 6360 KDYD PLAN KAP58754**

Enjoy exceptional creekside privacy and tranquility with this ski-in/out mountain chalet, only a five minute walk from restaurants, shopping and entertainment in Canada's Alpine Village. Custom designed by Karl Willms to include a bright, main floor revenue suite, double garage, and dramatic two story corner windows in the main living area that capture both the mountain views and special greenspace ambience of this unique location, you must be inside this home to understand its particular peacefulness. Just updated with new hardwood flooring, granite countertops, lighting, interior and exterior paint, appliances and more, you can feel free to get outside and enjoy the huge expanse of year round recreational trails at your doorstep and return home at day's end to unwind in your private hot tub, your very special master suite, or choose to entertain in your inviting, brand new kitchen/dining area snuggled into it's private forest location. Furnished, GST not applicable. Listed By: SOTHEBY'S INTL.RLTY.CAN.(SNPK)

**2198 CROSSHILL DRIVE**

Area **Kamloops**
 Sub Area **Aberdeen**
 Property Type **Single Family**
 Style **Two Storey**
 Taxes **\$8,048 (2016)**

MLS® **140431**
 Age of Dwelling **2**
 Zoning **CD-5**
 DOM **139**

Listing Status **Active**
 Current Price **\$1,295,000**
 Possession
 Title **Freehold**

PRICE HISTORY

Original Price **\$1,295,000**
 Sale Price
 Sale Date

INTERIOR

Bedrooms Above Grade **5+2**
 Bathrooms **4**
 Ensuite **5**
 Fireplaces **(1) - Gas**
 Rough In Fireplaces
 Flooring **Mixed**

STYLE

Exterior Finish **Composition**
 Roof **Asphalt Shingle**
 Construction **Frame, Insul Ceiling, Insul Walls**
 Access **Paving Stone**
 Basement Type **Full**
 Bsmt Devel **Fully finished, Legal Suite**
 Foundation

FEATURES

Heating **Forced Air**
 Fuel **Gas (natural)**
 Water **City**
 Sewer Type **Sewer connected**
 Dist to Schools **2 BLK**
 Dist to Transp **2 BLK**

Total Sqft: 6,580

	Bsmt	Main	Above	Other
Totals (sqft)	2,515	2,000	2,065	
Ensuite	4pc	4pc	5pc	
Bathroom	4pc	2pc	4pc	
Ensuite			3pc	
Bathroom	2pc		3pc	
Kitchen	12x8	18x14'6		
Dining	8x6	14x8		
Living	16'6x14	19'4x19		
Bedroom	11'4x11'3	14'6x12	13'6x12	
Laundry		8x7		
Office		11x6'4		
Mast BR			20x16'6	
Bedroom	14x11		13x11	
Bedroom			14'6x13	
Media/Theatre	24x14'4			

EXTERIOR FEATURES

Lot Width
 Lot Depth
 Lot SqFt **9,583**
 Lot Acres **0.22**
 Parking Spaces **2**
 Parking Types **Garage (2 car)**
 Site Influences **Family Oriented, Mountain View, Shopping Nearby, View**
 Outdoor Area **Covered Deck(s)**
 Equipment Included **Disposal, Vacuum (RI), Central A/C, Window Coverings, Security System**

LEGAL

Legal **LOT 22 KDYD PLAN EPP22503**

Stunning custom built dream home in Aberdeen. 7 bdrm, 9 bath home with high end finishings. Open concept main floor with 19 ft spacious entry. Gourmet kitchen has huge cambria quartz island, s/s appliances, gas range & wall oven, lg pantry & tons of cabinets. Lvgrm fireplace done in limestone. Beautiful views from large windows from the back. M/F office/den has coffered ceilings & bdrm, walk in closet & full bath. Top floor has 4 bdrm, 4 bath. Lg mstr bdrm has built in drsseres & 2 walk in closets. master ensuite has heated marble floors, marble countertops, oversized shower w/jets, soaker tub & his/hers vanities. Downstairs has 1 bdrm, walk in closet & full bath, huge bar & rec room, media room - all excellent for entertaining! More features include: A/C, security system, control 4, surround sound, h/w on demand, quartz throughout, built-ins, 8 dt doors, tons of storage, outdoor speakers on rear covered deck, paving stone driveway & much more. Home also has 1 bdrm legal suite. Listed By: C21 DESERT HILLS RLTY.('10)LTD

					4206 BELLA VISTA DRIVE																													
					Area	Kamloops		Listing Status	Active																									
					Sub Area	Sun Peaks		Current Price	\$1,499,000																									
					Property Type	Single Family		Possession																										
					Style	Three L.Split		Title	Bare Land Strata																									
					Taxes	\$6,544 (2017)		PRICE HISTORY																										
					MLS®	141730		Original Price	\$1,499,000																									
					Age of Dwelling	8		Sale Price																										
					Zoning	RS-1		Sale Date																										
					DOM	75																												
INTERIOR					STYLE					FEATURES																								
Bedrooms Above Grade 3+1					Exterior Finish Stone, Stucco					Heating Mix																								
Bathrooms 2					Roof Asphalt Shingle					Fuel Mix																								
Ensuite 3					Construction Frame, Insul Ceiling, Insul Walls					Water Other																								
Fireplaces (1) - Gas					Access Blacktop Driveway					Sewer Type Sewer connected																								
Rough In Fireplaces					Basement Type Full					Dist to Schools .5 KM																								
Flooring Wood, Tile					Bsmt Devel Fully finished, Legal Suite					Dist to Transp																								
Foundation Concrete Poured																																		
Total Sqft: 3,495										EXTERIOR FEATURES																								
Totals (sqft)					Bsmt 844					Main 1,653					Above 998					Other					Lot Width					Lot SqFt 11,086				
Bathroom					4pc					3pc															Lot Depth					Lot Acres 0.2545				
Ensuite										5pc					4pc										Parking Spaces 3									
Ensuite										4pc															Parking Types Garage (3 car), Addl Parking Avail, RV Parking									
Kitchen					10'8x10					15'9x12'5															Site Influences Central Location, Golf Nearby, Mountain View, Shopping Nearby, View, Recreation Nearby, No Thru Road, Ski Hill Adjacent									
Dining										12'7x12'5															Outdoor Area Covered Deck(s), Sun Deck(s)									
Living					15x11'2					21'6x12'5															Equipment Included Dishwasher, Oven built-in, Vacuum built-in, Window Coverings, Fridge/stove/W&D, Microwave									
Entrance										7x7'5																								
Mast BR										16'5x12'5																								
Bedroom					12x11										12'6x17'6																			
Bedroom															12'6x17'6										Legal					STRATA LOT 2 DIST LOT 6443 KDYD STRATA PLAN KAS 2618				
Other															22'11x14																			
Den					12'6x9																													
<p>This Energuide rated "Green Home" with low maintenance exterior, awesome mountain views & backing onto Morrisey Connector ski run is ideal for gathering with family and friends. Featuring exposed timber construction, gourmet kitchen with custom alder cabinets, high end Wolf & Leiber appliances and quartz countertops, expansive great room with vaulted ceiling, soaring windows and grand floor to ceiling rock fireplace, 3 large bedrooms all with private bathrooms plus a one bedroom and den self contained legal suite. Plenty of space inside and out to relax and rejuvenate. Retreat to your bright master suite with sumptuous 5 piece bathroom including steam shower, air tub and Kohler fixtures. Enjoy the comfort of in-floor radiant hot water heat and quality, resource-efficient construction. Store your boat in the 3 car garage. Fully furnished and GST is paid. Bareland strata fee \$82.50/month. Listed By: SOTHEY'S INTL.RLTY.CAN.(SNPK)</p>																																		

				4118 SUNDANCE DRIVE																							
				Area	Kamloops	Listing Status	Active																				
				Sub Area	Sun Peaks	Current Price	\$1,499,999																				
				Property Type	Single Family	Possession																					
				Style	Two L.Split	Title	Freehold																				
				Taxes	\$10,272 (2017)	PRICE HISTORY																					
				MLS®	137663	Original Price	\$1,499,999																				
				Age of Dwelling	14	Sale Price																					
				Zoning	RS-1	Sale Date																					
				DOM	334																						
INTERIOR				STYLE				FEATURES																			
Bedrooms Above Grade 5				Exterior Finish Cedar				Heating Radiant																			
Bathrooms 2				Roof Asphalt Shingle				Fuel Gas (propane)																			
Ensuite 2				Construction Frame, Other, Insul Ceiling, Insul Walls				Water Other																			
Fireplaces (3) - Gas				Access Concrete Driveway				Sewer Type Sewer connected																			
Rough In Fireplaces				Basement Type Half				Dist to Schools 1 BLK																			
Flooring Carpet, Wood, Tile				Bsmt Devel Legal Suite				Dist to Transp																			
Foundation Concrete Poured																											
Total Sqft: 3,497								EXTERIOR FEATURES																			
Totals (sqft)				Bsmt				Main				Above				Other				Lot Width				Lot SqFt 10,890			
Bathroom								2pc												Lot Depth				Lot Acres 0.25			
Ensuite												4pc								Parking Spaces 2				Garage (2 car), Addl Parking Avail Easy Access, Family Oriented, Golf Nearby, Mountain View, Shopping Nearby, Recreation Nearby, No Thru Road, Landscaped, Ski Hill Adjacent, Sloping Site, Corner Site Patio(s), Covered Deck(s), Sun Deck(s), Private Yard Compactor, Dishwasher, Oven built-in, Wet Bar, Hot Tub, Jetted Tub, Window Coverings, Security System, Fridge/stove/W&D, Microwave, Underground Sprinklers			
Ensuite								5pc								Parking Types											
Bathroom								4pc								Site Influences											
Entrance								17x7'5								Outdoor Area											
Kitchen								15'4x15'4								Equipment Included											
Dining								13'8x12'4																			
Entrance								6'4x12'5																			
Laundry								7'4x4'10																			
Living								15'10x14'10																			
Family Room								15'3x29'4																			
Nook												13'2x5'3															
Bedroom								10'8x8'11				15'4x14															
Bedroom								9'5x7'5				12'5x12'11															
Bedroom												13x17'7															
AVAILABLE THIS SEASON. Architecturally designed to compliment its gradually sloping, sunny, corner lot, next to main ski runs in Canada's second largest ski area, this custom four season home offers the convenience of true ski-in/ski-out, level entry access, just steps from village school, shopping, restaurants and entertainment. Inviting outdoor areas, family room with wet bar, quiet retreat options, two bedroom suite with its own kitchen, fireplace and laundry, and an extra large double garage, this property easily accommodates a crowd. Post and beam construction in the main living area, custom cabinetry with new built-in appliances, wood and rock feature walls, stained glass and more. Comfort and luxury are integral to the design and finish of this home. Radiant in-floor heat, security system, water softener, fully landscaped with underground sprinklers, furnished, GST not applicable. Listed By: SOTHEY'S INTL.RLTY.CAN.(SNPK)																											

643 GARDOM LAKE ROAD						
Area		Out Of District		Listing Status	Active	
Sub Area		Out Of District - Sub Area		Current Price	\$1,500,000	
Property Type		Single Family		Possession		
Style		Two Storey		Title	Freehold	
Taxes		\$3,381 (2017)		PRICE HISTORY		
MLS®		140584		Original Price	\$1,500,000	
Age of Dwelling		6		Sale Price		
Zoning		RR		Sale Date		
DOM		133				
INTERIOR			STYLE		FEATURES	
Bedrooms Above Grade	3+1	Exterior Finish	Hardiplank		Heating	Mix
Bathrooms	3	Roof	Metal		Fuel	Gas (natural)
Ensuite	1	Construction	Frame, Insul Ceiling, Insul Walls		Water	Drilled well
Fireplaces	(3) - Gas	Access	Blacktop Driveway, Paved Road		Sewer Type	Septic approved
Rough In Fireplaces		Basement Type	Full		Dist to Schools	N/A
Flooring	Wood, Mixed, Tile	Bsmt Devel	Fully finished, Inlaw Suite		Dist to Transp	N/A
		Foundation	Concrete Poured			
Total Sqft: 3,764					EXTERIOR FEATURES	
	Bsmt	Main	Above	Other	Lot Width	100
Totals (sqft)	1,624	1,320	820		Lot Depth	544
Bathroom	5pc	2pc	5pc		Lot SqFt	108,900
Ensuite		5pc			Lot Acres	2.50
Kitchen	10x11	11x12			Parking Spaces	
Living	17x17	18x19			Parking Types	Garage (2 car), Addl Parking Avail, RV Parking
Dining	10x11	10x12			Site Influences	Mountain View, Park Setting, Treed Site, Waterfront Property, Wooded Area, Private Setting, Recreation Nearby, Quiet Area, Landscaped, Sloping Site
Entrance		5x8			Outdoor Area	Patio(s), Covered Deck(s), Sun Deck(s), Private Yard
Mast BR		14x16			Equipment Included	Dishwasher, Food Centre, Oven built-in, Range, Refrigerator, Washer/Dryer, Air-conditioning, Hot Tub, Jetted Tub, Storage Shed, Built-in Grill, Central A/C, Window Coverings, Stove/Fridge, Security System, Fridge/stove/W&D, Microwave, Underground Sprinklers
Bedroom	15x21		12x16			
Bedroom			12x16			
Den			8x10			
Storage	14x21					
					LEGAL	
					Legal	LOT 2 SEC 16 TS 19 R 9 W6M KDYD PLAN 30348
<p>Over the top describes this incredible home on Gardom Lake where only electric motors allowed. 2 1/2 acres of privacy beyond comparison. From the gated front entrance the driveway is paved to the 2 car garage. Landscaped and terraced with a manicured lawn and in ground sprinkler system. Has a big bright camp site for your friends. Also an artist's studio with nat gas heat. Fenced dog run and house. Enjoy sitting around the nat gas fire pit by the lake or soaking it up in the hot tub. Electric power to the dock. Furnished with ultra high end appliances. Has a butlers pantry off the kitchen. 1st floor features the master bedroom suite with a walk in closet and a big screen TV and 5 pce ensuite. 2nd floor has 2 bedrooms with walk in closets and big screen TV's. Awesome floor to ceiling nat gas fireplace in living room and big screen TV. Outdoor screened patio off the kitchen with radiant overhead heating, nat gas BBQ with all the accessories. 1 bedroom in basement and large storage. Listed By: BEST-WEST REALTY LTD.</p>						

2130 DOUBLETREE CRES

Area	Kamloops	Listing Status	Active
Sub Area	Batchelor Heights	Current Price	\$1,575,000
Property Type	Single Family	Possession	
Style	Rancher	Title	Freehold
Taxes	\$6,990 (2016)	PRICE HISTORY	
MLS®	137604	Original Price	\$1,575,000
Age of Dwelling	2	Sale Price	
Zoning	RS1/OS	Sale Date	
DOM	337		

INTERIOR**STYLE****FEATURES**

Bedrooms Above Grade	4+3	Exterior Finish	Hardiplank	Heating	Forced Air
Bathrooms	3	Roof	Asphalt Shingle	Fuel	Gas (natural)
Ensuite	2	Construction	Frame, Insul		