

1108 Burgess Way
Kamloops, BC V2C 1A2

CENTURY 21
Assurance Realty Ltd.

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MLS# 10327615



\$1,099,900

4 Bedrooms | 3 Bathrooms | 3,542 Sqft

Beautiful custom-built home on a rare 0.37-acre lot in a quiet cul-de-sac with stunning river valley views. The main entry features spacious tile floors. Off the entry is a 2pc guest bathroom and a large living room with a ceiling feature, which could serve as an office. The main living area is a half level down, boasting impressive 13-foot ceilings and solar-tinted windows. This level has an open floor plan with an eat-in nook in the kitchen, granite counters, a double oven, stainless appliances, and ample storage. There's a family room with a gas fireplace off the kitchen, plus a formal dining room and laundry room. A wrap-around deck off the kitchen showcases beautiful Aberdeen views. The bedrooms are below the main living space, providing plenty of room for the family. There are 4 bedrooms and 2 bathrooms, including a primary ensuite and main bathroom. Three bedrooms have doors leading to a covered deck with hot tub wiring. Another level down offers 2 additional rooms for extra bedrooms or rec space. Extensive landscaping includes a terraced, fully fenced yard with underground irrigation, a large grassy area, benches, garden boxes, fruit trees, rose bushes, and perennials a gardener's dream. Extras include radiant in-floor heating, central A/C, tile roof, 2-car garage, and a large storage room accessed from outside. Don't miss this unique home in a great



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