

\$484,900 - 3656 Navatane Drive, Kamloops

MLS® #144799

\$484,900

3 Bedroom, 3.00 Bathroom, 2,434 sqft
Residential on 0 Acres

South Thompson Valley, Kamloops, British Columbia

Best on-course value at Rivershore Estates and Golf Links near Kamloops BC! This unique home with a great west-oriented fairway view is designed for this reverse pie shaped lot to take advantage of the privacy and views.

Featuring an open living/dining area to maximize the outside view and natural light, 2 bedroom/2 baths up, an efficient kitchen and granite counters, front deck with a nice view over the turf farm to the south, and a large full length deck on the golf course side with access from living room and both bedrooms. The fully finished basement features a large rec room, gas f/p, another generous bedroom, office (ez 4th bedroom), full bath, and outside access. The grounds are a gardeners paradise with extensive landscaping front and back, fruit trees, and a Koi pond with a waterfall feature. H/E furnace/AC/heat pump, electrostatic air cleaner, sec. system some newer windows, greenhouse/transplant shed, and more, plus easy access to one of Kamloops' Finest Golf Courses. Rivershore Estates and Golf Links is a bareland strata community located just 20 easy driving 4 lane highway minutes East of Kamloops in the scenic South Thompson Valley. The community features an 18 hole Robert Trent Jones Sr. Championship Golf Course owned by the strata lot owners, low taxes, and full services. The low \$211/mth strata fee includes water, sewer, curbside garbage pick-up, volunteer fire department, winter snow removal and common area maintenance. The golf season featuring



Kamloops' renowned warm sunny weather tends to run March to early November. Contact the Rivershore resident Listing Broker for more details, or your private viewing opportunity.

Built in 1988

Essential Information

| | |
|----------------|------------------------|
| MLS® # | 144799 |
| Price | \$484,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,434 |
| Acres | 0.23 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Single Family Dwelling |
| Style | Basement Entry |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 3656 Navatane Drive |
| Subdivision | South Thompson Valley |
| City | Kamloops |
| Province | British Columbia |
| Postal Code | V2H 1S1 |

Amenities

| | |
|----------------|------------------------------------|
| Features | Golf Nearby, Quiet Area, Flat Site |
| Parking Spaces | 2 |
| Parking | Addl Parking Avail, Garage (2 car) |

Interior

| | |
|-----------------|--|
| Appliances | Vacuum built-in, Dishwasher, Skylight, Central A/C |
| Has Basement | Yes |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |

Exterior

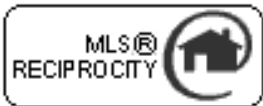
| | |
|--------------|-----------------------------------|
| Exterior | Hardiplank |
| Roof | Asphalt Shingle |
| Construction | Insul Ceiling, Insul Walls, Frame |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | March 15th, 2018 |
| Days on Website | 748 |
| Zoning | CR-1 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Agent | Ken Mcclelland |
| Listing Office | RE/MAX REAL ESTATE (KAMLOOPS) |



NOTE: This representation is based in whole or in part on data generated by Kamloops and District Real Estate Association which assumes no responsibility for its accuracy.