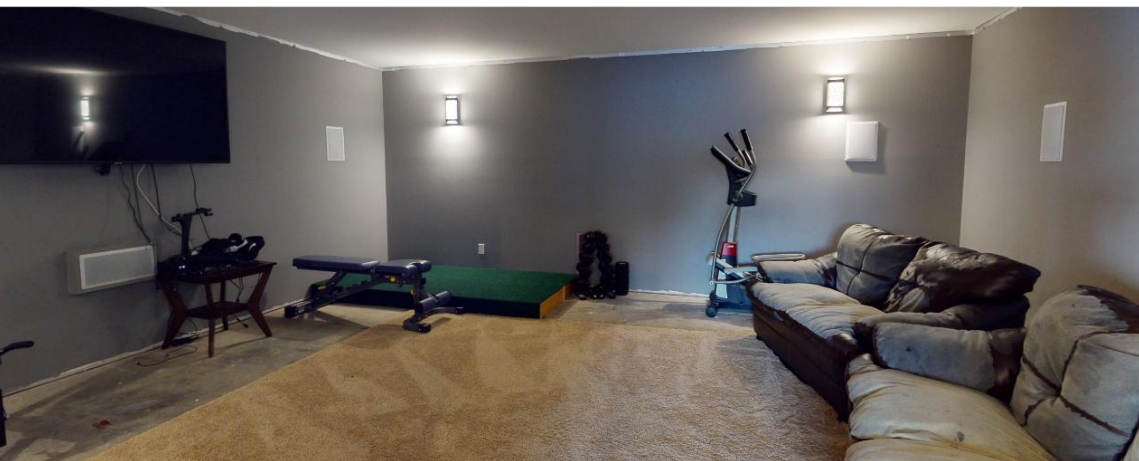




8746 Badger Drive

899,900



MURRAY BROWN

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8746 Badger Drive

Beautifully crafted home in family orientated Campbell Creek. 3+2 bedrooms, this home is perfect for a growing family with in-law potential downstairs. The main floor has an open concept living room with 15' vaulted ceiling and large transom windows which leads into the dining room and island kitchen. French doors from dining room to 32' x 10' deck with mountain views. Main floor laundry plus a huge double garage. The Master bedroom has French doors onto the deck, a 4 piece ensuite and huge walk-in closet. Lower level has two bedrooms, family room, theatre room, and hobby nook, plus 4 piece bathroom. Lower level could easily be suited, it has two separate entrances and roughed in plumbing for a future suite kitchen. Two entrances into lower level. Side access via stairs to the lower foyer as showing in photos. Includes all appliances and Hot Tub. Large 8400 sq ft lot fully fenced backyard with raised garden bed. 200 amp service in garage and 100 amp sub panel on lower level. HE Furnace. Central AC. BONUS: Huge RV pad on the east side of the home. Close to golf and recreation and shopping. Just minutes to downtown Kamloops.



LARGE ISLAND KITCHEN WITH STAINLESS STEEL APPLIANCES

MEASUREMENTS

Bedroom	9'10" x 12'2"	Family Room	32'9" x 13'0"
Bedroom	10'0" x 12'0"	Kitchen	12'3" x 12'1"
Bedroom	9'10" x 10'11"	Laundry	5'11" x 5'5"
		Living	14'8" x 14'6"
Bedroom	12'6" x 12'0"	Mast BR	11'6" x 11'6"
Dining	9'2" x 12'6"		13'11"
Entrance	7'9" x 5'6"	Media/	19'8" x 19'6"
Entrance	7'8" x 7'4"	Theatre	
		Nook	16'2" x 10'0"



HOT TUBE



FEATURES



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This is not intended to solicit properties already listed for sale.

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