



SCAN THIS QR CODE FOR
A VIRTUAL TOUR

1688
Balsam Place,
Kamloops



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4 Bed



5 Bath



4,343 Sq. Ft.



STONEHAUS
REALTY



I688 Balsam Place, Kamloops

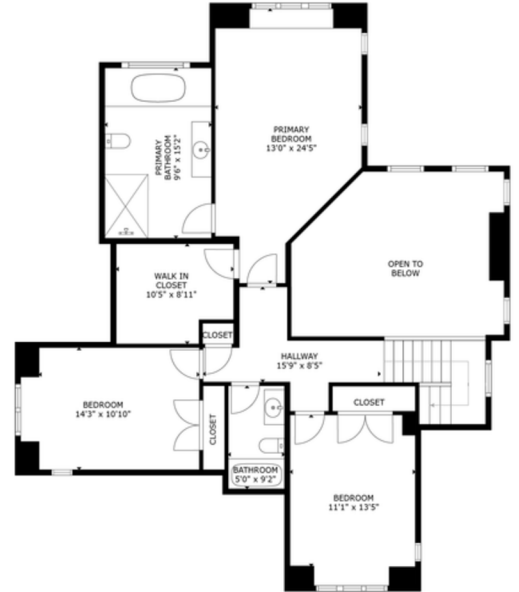
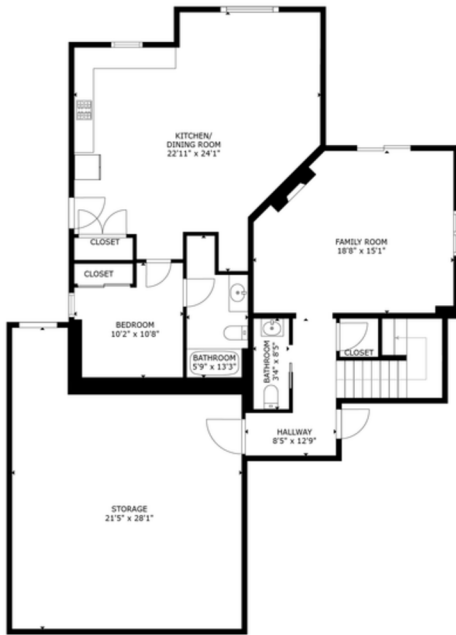
**PANORAMIC VIEWS, VAULTED CEILINGS,
FULGOR MILANO KITCHEN, LEGAL SUITE,
BONUS ROOM & POOL**



2022 custom-built 4 bed, 5 bath West Coast modern home on a large view lot in the newest area of family-friendly Juniper Ridge - where luxury meets lifestyle. Unobstructed panoramic views, exceptional outdoor space, & a bright, modern legal 1 bed suite set this property apart. The main living area offers an open-concept design with vaulted ceilings & expansive windows that flood the space with natural light framing the river valley, city, & hillside views. Warm wood details, an exposed staircase, & a lofted gallery-style hallway create a striking architectural feature overlooking the vaulted living room. The kitchen includes an Italian-made 48" Fulgor Milano gas range, quartz countertops, a large island, & a convenient butler's kitchen. Outdoor space is dialed with ample room for entertaining with a covered front patio, large rear balcony, above-ground pool all oriented to iconic Kamloops sunsets, city lights, complete with a birds-eye view of the Kamloops Bike Ranch. The attached 2 car garage with suspended concrete slab adds a massive bonus room below, perfect for a gym, media room or home office. The primary bedroom captures expansive views & features a generous ensuite with in-floor heating & a soaker tub. The walk-out suite has its own private entry, separate hydro, & heated bathroom floors. This home has it all: modern design, thoughtful finishes, and a highly functional layout in a prime Kamloops view setting! All measurements approximate, buyer to verify if important



1688 BALSAM PLACE, KAMLOOPS



SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Valleyview Secondary School

Designated Catchment School
Grades 8 to 12
1950 Valleyview Dr

Ralph Bell Elementary School

Designated Catchment School
Grades K to 7
1764 Valleyview Dr

École South Sa-Hali Elementary

Designated Catchment School
Grades K to 7
1585 Summit Dr

Bert Edwards Science & Technology School

Grades K to 7
711 Windsor Ave

Other Local Schools

Kamloops School of the Arts

Grades K to 12
1390 9 Ave

PARKS & REC.

This home is located in park heaven, with 3 parks and a long list of recreation facilities within a 20 minute walk from this address.



Juniper Park
2150 Qu'appelle Blvd
8 mins

Juniper Dog Park
2150 Qu'appelle Blvd
9 mins

The Kamloops Bike Ranch
Highland Road
9 mins

FACILITIES WITHIN A 20 MINUTE WALK
1 Playground
1 Dog Park
1 Rink
1 Tennis Court
2 Sports Fields
1 BMX Track
5 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 5 minute walk away and the nearest rail transit stop is a 118 minute walk away.

Nearest Rail Transit Stop
Kamloops North

Nearest Street Level Transit Stop
Coldwater at Skeena



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4.93km.

Royal Inland Hospital
311 Columbia St

Fire Station
1625 Valleyview Dr

Police Station
599 Pow Wow Trail