

# \$640,000 - 718 St Mary River Drive, Kimberley

MLS® #10361299

**\$640,000**

2 Bedroom, 2.00 Bathroom, 2,584 sqft

Single Family on 0.11 Acres

Marysville, Kimberley, British Columbia

Visit REALTOR website for additional information. This stunning home showcases exceptional craftsmanship, modern efficiency, and comes complete with HPO Warranty. Perfectly positioned between two golf courses, it offers both convenience and lifestyle. The thoughtfully designed main floor features a spacious primary bedroom with ensuite, a second bedroom and full bath, plus an open-concept kitchen, dining, and great room with expansive windows and sliding doors opening to a large cedar deck. The chef-inspired kitchen is highlighted by elegant quartz counters, striking cabinetry, quality flooring, and a Whirlpool stainless steel appliance package, while the living room is centered around a Bayport 36 Direct Vent Gas Fireplace by Kozy Heat. Built to rigorous BC Step Code 3 standards, this home exceeds expectations with triple-pane windows, enhanced soundproofing, an ICF foundation, insulated basement slab, R24 walls, and R52 attic insulation. Outdoor living is enhanced by a cedar privacy screen and natural gas hookup. The lower level provides exceptional potential with roughed-in plumbing and space for more bedrooms, a suite, or flexible recreation. Completing the package is a secure attached garage, perfect for both parking and storage. A perfect balance of style, function, and efficiency—move-in ready and built to last. (id:6289)

Built in 2024



## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10361299      |
| Price          | \$640,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Square Footage | 2,584         |
| Acres          | 0.11          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 718 St Mary River Drive |
| Subdivision | Marysville              |
| City        | Kimberley               |
| Province    | British Columbia        |
| Postal Code | V1A3J3                  |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Golf Nearby, Airport, Recreation, Ski area |
| Features       | Central island                             |
| Parking Spaces | 4  |
| Parking        | Attached Garage                            |
| # of Garages   | 2  |

## Interior

|                 |   |
|-----------------|---|
| Appliances      | Range, Refrigerator, Dishwasher, Dryer, Microwave, Washer |
| Heating         | Forced air, See remarks                                   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas   |
| # of Stories    | 1   |

## Exterior

|          |                 |
|----------|-----------------|
| Exterior | Other           |
| Roof     | Asphalt shingle |

## Additional Information

Zoning

Residential

## Listing Details

Listing Office

PG Direct Realty Ltd.



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