



3974 Gallaghers Parkland Dr. Kelowna BC

\$1,325,000

"EXCLUSIVE LISTING". Exclusive Quality, Exclusive Design, Exclusive Features, all located in the most "INCLUSIVE" Community in the Okanagan. . . . **The Village at Gallaghers Canyon.** Unique and Superior Detail in every aspect of this warm and spacious Rancher with luxurious finishing on both Levels. Formal Dining, Butler's Pantry, Wine Cellar, Wet Bar, Separate Garage access to Lower Level. Spacious, Terraced, Back yard with view2 of the 10th Fairway -- perfect for Okanagan entertaining. The "Village at Gallaghers Canyon" prides itself on the Friendliness, Inclusiveness, Activities, and Lifestyle that set the Community apart from most other Okanagan neighbourhoods. PLUS Extensive Superior Amenities including Golf, tennis, hiking, biking, arts and culture, fitness and exercise, yoga and Pilates, bridge, majong, and MORE! Please visit <http://www.fraserpatridge.com> for more info, photos, and a visual tour of this beautiful property or Call Gerry at 250-868-1594 to arrange your private tour. NOTE: Listing Agent to be present for all showings.



Gerry Fraser

RE/MAX Kelowna

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RE/MAX Kelowna

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Great Rom 19'4 x 18

Den 12'8 x 13

Master 18 x 16'6

Ensuite

Kitchen 15 x 15

Breakfast Nook 14'4 x 11'6

Dining Room 11'4 x 16

Bedroom

Bathroom

Bedroom

Bathroom

Bedroom