



2281 Shannon Heights Court West Kelowna British Columbia

\$1,050,000

Sitting above the peak of the Shannon Lake Golf and Country Club lies this beautiful property with Lake and Mountain views. This rancher with walkout basement boasts 3 bedrooms and 2 bathrooms up, as well as a 2 bedroom, 2 bathroom suite down. The oversized lot is .289 of an acre with room for a pool down the West Side of the property. Positioned at the end of a cul-de-sac, there is tons of privacy; especially off the large 36'x8' deck. The interior showcases quartz counter tops, stainless steel appliances, a vaulted ceiling and gas fireplaces on both levels. The large primary bedroom has a walk in closet and ensuite bathroom. There is also 400sqft of unfinished space on the lower level awaiting your creativity and an epoxy floor in the garage to give it a nice clean look. AC, Hot Water Tank and Furnace are all roughly 8 years old. Shannon Lake features Golf, Fishing, Walking and ATV Trails as well as access to a nearby dog park and community garden. Plus, you are sitting in the appealing Mar Jok Elementary School Catchment. Priced Below assessed Value! MINIMAL ELECTRICITY COSTS WITH NEWER SOLAR PANELS ON ROOF. (id:6769)

Utility room 10'5" x 26'1"	4pc Bathroom 7'11" x 6'2"
Storage 9'6" x 8'6"	Bedroom 11'7" x 9'10"
3pc Bathroom 8'0" x 7'6"	Bedroom 12'5" x 9'10"
Bedroom 14'11" x 11'11"	4pc Ensuite bath 11'8" x 9'3"
4pc Ensuite bath 10'9" x 8'8"	Primary Bedroom 15'11" x 11'10"
Bedroom 14'11" x 11'11"	Dining nook 7'11" x 11'3"
Living room 14'11" x 14'10"	Kitchen 15'8" x 11'3"
Kitchen 9'3" x 9'5"	Dining room 11'2" x 11'0"
Other 20'3" x 19'10"	Living room 18'4" x 15'3"
Laundry room 10'4" x 7'4"	

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