



## 1975 Shannon Lake Road 25 West Kelowna British Columbia

**\$645,000**

"The Arbor" delivers modern style and functional living at an affordable price point. The lower level features a tandem garage with excellent storage and a welcoming entry. The main living area is bright and open with 9-foot ceilings, ideal for everyday living and entertaining. The contemporary kitchen offers quartz countertops, custom cabinetry, a gas range, stainless steel appliances, and a built-in wine fridge within the island. An open concept layout connects the dining and living areas, where a fireplace adds warmth and a deck extends the living space outdoors. A convenient powder room completes this level. Upstairs features a well planned layout with a primary bedroom, walk-in closet, and ensuite with heated floors and sensor lighting. Two additional bedrooms, a full bathroom, and upper-level laundry provide comfort and convenience. Durable vinyl flooring on the main level, plush bedroom carpeting, and new home warranty included. Pet friendly strata allowing two dogs or two cats or one of each, no size restrictions. Close to a dog park. Assignment of presale contract. GST applicable. Purchaser may avoid property transfer tax if this is their primary residence. Photos are of a similar unit. (id:6769)

2pc Bathroom 10'1" x 5'0"

Dining room 12'5" x 9'8"

Laundry room 5'7" x 9'1"

Bedroom 10'7" x 8'3"

Bedroom 10'7" x 8'5"

Full bathroom 4'9" x 9'0"

Full ensuite bathroom 10'5" x 4'10"

Primary Bedroom 12'6" x 8'6"

Living room 18'5" x 15'5"

Kitchen 12'10" x 12'2"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<https://simpsonrealtors.com/>

**RE/MAX Kelowna**

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