



# 2735 SHANNON LAKE Road 303 West Kelowna British Columbia

\$769,000

Move in ready! this 2 BED PLUS FLEX, B1 Floor plan features 2 large decks, and a luxury 5pce ensuite with soaker tub in the primary bedroom. Light color package. Luxury Lakeside Living in desirable Shannon Lake West Kelowna neighborhood. Welcome to West 61 a beautifully designed community that is located along the Shore of Shannon Lake and anchored in-between Shannon Lake Golf course and the Shannon Lake Regional Park. The upscale modern finishing will include quartz countertops, dual-tone cabinetry, vinyl plank flooring, tile in bathrooms, SS appliances with gas range, wall oven and microwave, full sized washer/dryer, 9' ceilings on main and 2nd floor, large decks, double attached garage plus boasts an amenities centre with fitness, pickle ball, theatre, yoga studio, meeting rooms, games room, and BBQ & lounge area. . Located in an established neighborhood that boasts not only the golf course, fishing, urban forest walking trails, it's a short walking distance to elementary school, middle school, and the Kinsmen ball park, soccer pitch, local convenience store and Neighbor's pub. .PTT exemption for new build home! (id:6769)

Other 8'0" x 7'3"

5pc Ensuite bath 12'0" x 9'6"

Primary Bedroom 13'5" x 10'11"

Bedroom 10'9" x 9'5"

4pc Bathroom 8'2" x 6'8"

Other 9'3" x 7'8"

Other 22'0" x 23'3"

Utility room 8'1" x 6'7"

Dining room 14'6" x 10'0"

Living room 14'6" x 21'1"

Pantry 5'0" x 4'3"

Kitchen 17'8" x 9'1"

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

Foyer 9'8" x 5'0"

Listing Presented By:



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**RE/MAX Kelowna**

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