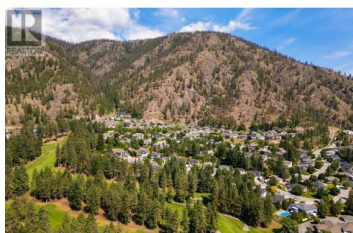
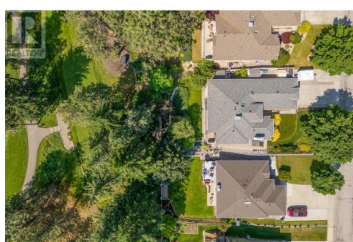


## 2213 Shannon Woods Place West Kelowna British Columbia

Shannon Lake

**\$1,299,900**



Rare opportunity to own this beautiful custom built 3825 sq.ft walkout rancher backing on to beautiful Shannon Lake Golf Course. Located on a quiet cul-de-sac, this home has been lovingly cared for and meticulously maintained by the owners for the past 30+ years. The main level has a formal living/dining area with fireplace, kitchen with eating nook and pantry overlooking the golf course and an adjoining family room with cozy fireplace. Main level has 3 bedrooms including a huge primary suite with 5 piece ensuite and walk-in closet. There are two additional bedrooms, full bathroom and laundry room - 1,953 sq.ft on the main level. The lower level is huge and can meet all of your needs - another bedroom, office area, bathroom, massive storage area. Everything is relatively new including the roof (2016), appliances, boiler system, radiant heating, hot water tank, built in vacuum system, security system, 2 gas fireplaces, workshop - the list goes on and on. Double garage, numerous sheds, rv parking, fully fenced with spectacular landscaping including beautiful koi pond, fruit trees, an abundance of flowers, lovely decks and patios perfect to enjoy the serene privacy and the amazing golf course (gate allows golf course access). Located minutes from shopping, wineries, beaches and a quick drive into Kelowna this location is perfect. Close to schools and public transportatio...



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

**Karen Flavin**

RE/MAX Kelowna

Phone: (250) 215-1718

<http://karenflavin.com/>

