



## 2612 Paramount Drive West Kelowna British Columbia

\$1,160,000

Gorgeous French Country inspired home, located in arguably the best location in sought after Tallus Ridge. This home checks all the boxes with like-new condition, lake and vineyard views, and a fantastic family layout. Upstairs features 3 bedrooms and 2 full bathrooms, room for the entire family! Enter the gorgeous white kitchen, with eat in bar, gas stove, quartz countertops, pantry and stunning appliance package. The living area is spacious and bright with gas fireplace and picturesque windows framing the vineyard and lake views. Relax on the oversized covered deck, while savouring in the privacy and stunning views. The back yard is fully fenced and perfect for kids, pets or gardening. Downstairs you will find a large office or 4th bedroom, laundry room, rec room with plumbing in place to add a kitchen or wet bar, 2 additional bedrooms and another full bathroom. This home can easily be suited (2 bedroom suite) with the addition of a door and kitchen. Additional upgrades include Hot Water on Demand, extended back patio, extra parking, epoxy garage floor, new lighting, ICF block insulation, HVR and Humidifier. Live in beautiful, sought after Tallus Ridge with Hiking, Golf, and Shannon Lake Park at your door. This home is truly in brand new condition and move in ready; save the GST and purchase almost new instead! (id:6769)

Other 22'8" x 23'6"

Foyer 12'8" x 5'5"

Bedroom 13'8" x 10'8"

Full bathroom 9' x 5'6"

Bedroom 14' x 11'

Recreation room 28' x 15'4"

Laundry room 13' x 6'6"

Bedroom 13'8" x 10'

Bedroom 11'2" x 11'

Bedroom 10'4" x 12'8"

4pc Bathroom 10'4" x 4'11"

4pc Ensuite bath 11'6" x 5'

Primary Bedroom 12'8" x 13'6"

Dining room 11'2" x 10'6"

Kitchen 13'4" x 12'

Living room 19' x 18'4"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://www.jenniferrose.ca/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.