



3602 Shadow Creek Drive Kelowna British Columbia

\$857,000

Welcome to the wonderful golf and lifestyle community of Sunset Ranch! Enjoy a morning sunrise coffee or wine infused sunsets on your spacious deck! This beautiful, originally owned, 3 bedroom, 3 bathroom Rancher boasts the primary bedroom on the main, along with a sitting room or den; 2 spacious bedrooms downstairs plus an additional family room. Upper deck with views and lower walk out patio with hot tub allow for that sweet Okanagan outdoor living. Some fine features include designer artistic light fixtures, Brazilian walnut flooring, granite countertops, stainless steel appliances, built-in vacuum system, custom sound wiring with ceiling speakers throughout (including outdoor deck/patio), smart glass on south-facing windows, extra sound proofing between floors, easy access to golf course, gorgeous landscaping and mature vegetation that's maintenance free. As yard work is included in the low strata fees, you'll have time to golf or tinker in your Double Car Garage, outfitted with 240V for those non-golfing kinda days! Just minutes to UBC! New to Sunset Ranch? Check out these: <https://acornhomes.com> and <https://sunsetranchbc.com> All measurements are approximate and taken from iGuide; please verify if deemed important. (id:6769)

Primary Bedroom 12'1" x 17'5"

Den 9'7" x 11'7"

Living room 12'9" x 17'1"

Laundry room 11'7" x 6'6"

Kitchen 9'5" x 10'4"

Dining room 10'5" x 12'1"

5pc Ensuite bath 8'4" x 8'10"

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

Storage 34'6" x 13'9"

Recreation room 21'8" x 13'3"

Bedroom 12'0" x 14'10"

Bedroom 16'3" x 12'7"

4pc Bathroom 5'9" x 9'4"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

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