



3781 Astoria Drive West Kelowna British Columbia

\$949,900

Completed, Move in Ready and take advantage of the NO Property Transfer Tax On New Construction. The home is a two-story with an inground FINISHED basement 4 bed/3.5 baths and featuring an open concept great room highlighted with high ceilings and expansive windows! PLAN shown is THE Connector. Flat rear yard, plan can be viewed at the trailsiving.ca website Helping make energy-efficient and low carbon housing choices more affordable Get 25% of your insurance premium back with an energy efficient home CMHC's Eco Plus program offers a partial premium refund to homeowners who purchase climate friendly housing. The Trails is West Kelowna's newest master planned community offering spectacular hillside panoramic views and modern designed homes surrounded by lifestyle amenities unique to the Okanagan. Whether it's exploring the vast trail systems for walking, hiking, and biking, taking advantage of the nearby waterfront and beaches, golf courses or wineries, The Trails offers the perfect setting to suit your family and lifestyle. Within the Glenrosa community, The Trails is just moments away from schools, community services, shops and restaurants with additional future retail and support services planned right within The Trails community. FLOOR PLAN AS FINISHING SHEET CAN BE VIEWED AT THETRAILSLIVING.CA (id:6769)

Laundry room 7'10" x 6'8"	Bedroom 11'1" x 12'3"
4pc Bathroom Measurements not available	Other 19'11" x 23'8"
Bedroom 9'9" x 11'5"	Other 15'0" x 9'11"
Bedroom 9'11" x 11'5"	Partial bathroom Measurements not available
4pc Ensuite bath Measurements not available	Living room 14'0" x 18'6"
Primary Bedroom 13'11" x 14'1"	Dining room 14'6" x 10'0"
Family room 13'3" x 15'8"	Kitchen 13'11" x 12'10"
4pc Bathroom Measurements not available	

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