



Rendering is artist's concept only. E&OE.

2835 Canyon Crest Drive 4 West Kelowna British Columbia

\$999,900

Showhome Open Saturdays and Sundays 12-3pm! Edge View at Tallus Ridge, overlooking Shannon Lake. Interiors are contemporary, stylish and functional with your choice of 2 designer colour schemes. Home 4 is a rancher walkout end home with approx. 2419 sq. ft of indoor living space including 3 bedrooms plus flex/den, 3 bathrooms and a double, side-by-side garage. With the primary bedroom on the main floor, enjoy quick access to the kitchen, living/dining area and laundry room. The primary ensuite includes a deluxe soaker tub, double sink vanity, semi-frameless glass shower stall and walk-in closet. High-end modern kitchen includes premium quartz countertops, slide-in gas range stove, stainless steel dishwasher and refrigerator. Downstairs you'll find 2 additional bedrooms, a large flex room and recreation room. Relax on your partially covered deck and lower patio (roughed in for a hot tub) and enjoy amazing views of Shannon Lake! Advanced noise canceling Logix ICF Blocks built in the party wall for superior durability and insulation. 1-2-5-10 Year New Home Warranty, meets step 4 of BC's Energy Step Code. Tallus Ridge is a step away from everything you need, whether it be an escape to nature, or access to lifestyle-based amenities. Shannon Lake is a 5 min drive to West Kelowna shopping, restaurants and entertainment, and close to top rated schools. Brand new and Now PTT Exempt which means an additional savings of almost \$18,000 (some conditions may apply). Move-in this summer. (id:6769)

- 3pc Bathroom Measurements not available
- Recreation room 17'3" x 19'4"
- Other 13'4" x 12'11"
- Bedroom 9'1" x 12'2"
- Bedroom 9'7" x 16'9"
- 5pc Ensuite bath Measurements not available

- Primary Bedroom 12'11" x 13'0"
- 2pc Bathroom Measurements not available
- Living room 13'11" x 12'0"
- Kitchen 13'2" x 15'0"
- Dining room 13'2" x 10'6"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://www.kelownarealestatepros.com/>



**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
shannonstyles@gmail.com

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