



# 2211 Shannon Woods Place West Kelowna British Columbia

\$1,040,000

GOLF COURSE OASIS WITH LEGAL SUITE! Discover an exceptional retreat at 2211 Shannon Woods Place. Nestled on a remarkably quiet street in highly desirable Shannon Woods Estates, this lovingly maintained 1995 rancher walkout delivers a wonderfully inviting Okanagan lifestyle. The bright, open concept main floor was designed for effortless entertaining and is flooded with natural light. At its heart is a striking kitchen, complete with a massive center island and newer appliances. The main level hosts two spacious bedrooms, two bathrooms, and central AC ensuring absolute comfort through sun soaked Okanagan summers. Step outside to a beautifully manicured, south facing private oasis backing directly onto the 13th tee box of Shannon Lake Golf Course. The sun drenched grounds highlight an incredible investment in landscape design, showcasing gorgeous custom retaining walls and an exquisite built in fountain. Relax on the expansive back deck, enjoying the soothing water feature and tranquil golf course vistas. Offering remarkable versatility, the home includes a legal one bedroom basement suite, an outstanding mortgage helper! It also features a double car garage and a vast driveway with rare, abundant space for your RV, boat, and extra vehicles. All this is set within a picturesque community offering a dog park, sports fields, community gardens, and playgrounds just a stroll away. A perfect synergy of income potential, a prime neighborhood, and refined outdoor living. (id:6769)

Listing Presented By:



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Royal

**LePage Kelowna**

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Den 9'5" x 10'6"

4pc Bathroom 6'4" x 11'2"

Primary Bedroom 11'1" x 15'1"

Office 14'1" x 9'1"

Living room 15'10" x 16'11"

Kitchen 15'10" x 15'1"

Foyer 11'2" x 7'4"

Dining room 8'5" x 5'

Bedroom 9'1" x 11'3"

4pc Bathroom 7'2" x 6'

3pc Ensuite bath 5' x 12'7"

Living room 15'9" x 16'4"

Kitchen 8'5" x 13'6"

Dining room 9' x 12'10"

Bedroom 13'3" x 12'5"

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