



## 2306 Quail Run Drive Kelowna British Columbia

\$1,225,000

Wait no longer! Rare offering in prestigious Quail Ridge! Custom built 3196 SF, 4 bed & 3 bath walkout rancher with the best home options the in the area! Stunning valley views, lots of parking including a triple car garage, close proximity to golf clubhouse, local shops, airport, UBCO, walking trails & Okanagan Rail Trail. Finishing include: maple cabinetry & hardwood flooring, wainscoting, crown moldings, transom windows, picture windows & updated light fixtures with 100% LED lighting (inside & out). Open-concept main level includes chef's kitchen (new KitchenAid SS appliances (fridge, induction-top range, dishwasher, microwave), breakfast bar, formal / informal dining areas, cozy living area (gas fireplace, picture windows, wet bar). Large primary bedroom offers deck access, walk-in closet, ensuite (jetted tub, brand new custom tile shower). Downstairs features large rec room with gas fireplace, 2 bedrooms (easy to add another), walk in closet, 4 pc bath & utility & storage rooms with access to a flat backyard. Additional features include a new hot water tank Sept 2025, new Bryant high efficiency dual-fuel furnace & heat pump installed in June 2025 (includes 10 year warranty) & is controlled by a new dual-fuel compatible wi-fi thermostat. The interior has been completely repainted (walls, trim, and ceiling). The property also features a garden shed (with power), multi zone irrigation system, covered patio, partially covered view balcony & gas BBQ outlet. A MUST SEE! (id:6769)

Utility room 7'1" x 5'5"

Recreation room 46'3" x 32'8"

4pc Bathroom 5'2" x 9'3"

Bedroom 12'1" x 17'2"

Bedroom 17' x 11'7"

Other 21'6" x 31'1"

4pc Bathroom 11' x 4'11"

4pc Ensuite bath 12'8" x 10'7"

Dining nook 12'9" x 9'8"

Laundry room 6'6" x 10'8"

Bedroom 11' x 10'

Primary Bedroom 17'8" x 15'8"

Living room 18'10" x 18'4"

Dining room 12'5" x 12'7"

Kitchen 12'9" x 11'3"

Listing Presented By:



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Royal

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