



## 2374 Shannon Woods Drive West Kelowna British Columbia

\$774,900

Waiting for your renovations, this is a fantastic opportunity in the desirable neighbourhood of Shannon Woods! This spacious 5-bedroom plus den, 3-bathroom rancher with a walk-out basement offers a great layout and plenty of potential. The main floor features hardwood floors, vaulted ceilings in the living room, a dining area, and a family room with a cozy gas fireplace. The eat-in kitchen offers granite countertops, a gas stove, and stainless steel appliances, while the main floor laundry adds everyday convenience. Step from the family room onto the covered deck overlooking a private backyard filled with mature grapevines and fruit trees -- a wonderful space for relaxing and entertaining. The walk-out basement offers excellent suite potential with a separate entrance, wiring already in place for a stove, and plumbing roughed in for a kitchen. The basement has also been freshly painted. Bring your ideas and transform this home into something truly special! Roof 2013, Furnace 2015, A/C 2015, Hot Water Tank 2022, Eavestroughs & downspouts 2015. New flooring is required in the primary bedroom and in the basement. (id:6769)

3pc Bathroom 9'5" x 8'6"

Storage 12' x 9'

Workshop 25' x 13'

Bedroom 11'2" x 9'5"

Bedroom 13'3" x 9'5"

Recreation room 21' x 16'6"

4pc Bathroom 7'4" x 7'4"

Laundry room 8' x 5'4"

Family room 14' x 9'9"

Bedroom 10' x 9'9"

Bedroom 10' x 9'9"

4pc Ensuite bath 7'5" x 9'2"

Primary Bedroom 13'5" x 12'9"

Dining nook 9' x 7'5"

Kitchen 14' x 12'

Dining room 10' x 9'

Living room 16' x 13'6"

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty

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



Royal

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