



## 2998 Scenic Ridge Drive West Kelowna British Columbia

\$1,199,000

Smith Creek West is West Kelowna's newest family-friendly neighborhood surrounded by nature, with walking trails, hiking paths, and mountain biking just steps away. This pre-construction opportunity from award-winning H&H Custom Homes blends quality craftsmanship with modern living. The craftsman-style exterior features bold black windows and doors and includes the 3-car garage option. Construction is guaranteed within 7 months of permit approval. Inside, the well-designed layout offers 3 spacious bedrooms, 3 bathrooms, and a versatile office ideal for remote work or guests. The oversized primary suite includes a walk-in closet and a luxurious 5-piece ensuite. The open-concept kitchen, dining, and living space flows seamlessly to a covered front deck, perfect for year-round entertaining. A full laundry room with sink and hanging space adds everyday convenience. Buyers can collaborate with H&H's in-house design team to personalize finishes, including cabinetry, countertops, flooring, fixtures & appliances. This home also includes a fully finished 1-bedroom legal suite with private entrance, full kitchen, in-suite laundry, outdoor area, separate heating and added soundproofing for rental income or extended family. With flexible financing options, no property transfer tax, and potential income, this is an affordable path to ownership. Backed by the 2-5-10 Home Warranty, this is your chance to build a custom home in one of West Kelowna's most exciting new communities. (id:6769)

Listing Presented By:



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Royal

**LePage Kelowna**

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Kitchen 10'7" x 7'6"

Living room 16'9" x 14'

Bedroom 12'7" x 14'3"

4pc Bathroom Measurements not available

Laundry room 6'2" x 5'9"

Foyer 7'3" x 8'

Office 6'2" x 7'10"

5pc Ensuite bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 10' x 10'

Bedroom 10' x 10'

Primary Bedroom 12'7" x 13'6"

Living room 13'9" x 14'

Dining room 10' x 12'6"

Kitchen 11'9" x 13'3"

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