



# 2735 SHANNON LAKE Road 408 West Kelowna British Columbia

\$869,000

Welcome to West 61 a beautifully designed lake side community that is tucked along the Shore of Shannon Lake and anchored in-between Shannon Lake Golf course and the Shannon Lake Regional Park. This 2 BED PLUS DEN, B2 floorplan boasts ROOF TOP PATIO plus upscale modern finishing, which includes standard quartz countertops, dual-tone cabinetry, vinyl plank flooring, tile in bathrooms, SS appliances with wall oven, microwave, full sized washer/dryer, 9' ceilings on main and 2nd floor, large decks, double attached garage PLUS \$5K in upgrades! This development boasts an amenities centre with fitness, pickle ball, theatre, yoga studio, meeting rooms, games room, and BBQ & lounge area! Luxury Lakeside Living Located in an established neighborhood that boasts not only the golf course, fishing, urban forest walking trails, it's a short walking distance to elementary school, middle school, and the Kinsmen ball park, soccer pitch, local convenience store and Neighbor's pub. Light color package. Anticipated completion Summer 2024! PTT exemption for new build home! (id:6769)

- Other 25'1" x 18'1"
- Other 7'0" x 3'9"
- 5pc Ensuite bath 10'9" x 5'0"
- Primary Bedroom 13'11" x 10'8"
- Bedroom 10'11" x 10'0"
- 3pc Bathroom 7'11" x 5'0"
- Den 11'4" x 7'0"
- Other 25'5" x 22'0"

- Utility room 8'1" x 6'7"
- Dining room 12'6" x 10'0"
- Living room 15'0" x 12'0"
- Pantry 5'0" x 6'0"
- Kitchen 15'7" x 12'7"
- 2pc Bathroom 5'0" x 6'0"
- Foyer 8'0" x 8'0"

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<http://www.lukeandrobyn.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.