



## 2304 Shannon Heights Place West Kelowna British Columbia

\$869,000

Meticulously cared for custom-built home in beautiful Shannon Woods Estates. One owner, move-in ready home built in 2004. The open concept floor plan features a great room with cozy gas fireplace and vaulted ceilings overlooking great views of the mountains. The spacious dining area includes a breakfast bar and nook. You'll love the gourmet kitchen with quality appliances, gas range, pantry, plus lots of counter space and storage. The main (upper) level features the primary bedroom including 3-piece Ensuite with shower plus walk-in closet as well as two additional bedrooms. The lower level includes a bedroom and laundry room. The balance of the lower level is partially completed, configured to include a family room, kitchen, bathroom and bedroom. The low maintenance yard features a cozy private rear brick patio area. The side yard has a garden shed and raised planting beds. Huge parking area for all your toys with concrete driveway for four vehicles, oversize double garage plus large RV parking area. Add huge value to this property by completing the easy to finish lower level. Great location on a no-thru road, close to parks, golfing, playground, dog park, hiking, biking etc. Just a short drive to shopping and all amenities. Make an appointment to view this home today, you will not be disappointed. (id:6769)

4pc Bathroom 9'11" x 7'7"  
Bedroom 10' x 10'1"  
Primary Bedroom 15'7" x 14'7"  
Bedroom 12' x 10'  
3pc Ensuite bath 5'9" x 4'11"  
Kitchen 11'4" x 13'10"  
Dining room 23'1" x 11'1"  
Great room 18'8" x 15'5"

Utility room 4'11" x 3'11"  
Laundry room 9'4" x 5'4"  
Other 9'5" x 13'7"  
Storage 18' x 13'8"  
Storage 8'7" x 11'5"  
Bedroom 10' x 8'8"  
Foyer 13' x 8'10"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://darylnelson.ca/>



**Royal**

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

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.