

# 2264 SHANNON HILLS DRIVE

MLS® 10309894



This is the home you have been looking for, boasting stunning views of the mountains, the valley and the city lights.





MEASUREMENTS

Kitchen	L1	13' x 11'
Dining Room	L1	13' x 10' 10"
Living Room	L1	21' 8" x 14'
Primary Bedroom	L1	13' 11" x 11' 6"
Ensuite - Full 4	L1	9' x 6' 10"
Bathroom - Full	L1	9' 10" x 6' 7"
Bedroom	L1	10' x 10'
Den	L1	13' x 9'
Laundry	L1	10' 9" x 5' 6"
Family Room	B	28' 8" x 13' 10"
Bedroom	B	16' x 12'
Bathroom - Full	B	11' 10" x 5'
Workshop	B	16' x 12'
Storage	B	8' x 5'
Wine Cellar	B	9' x 5'

All measurements are deemed correct but not guaranteed.

This beautiful, immaculately kept home features an open concept floor plan with vaulted ceiling, gorgeous hardwood floors and a gas fireplace in the great room. You will love the spacious kitchen and dining area with an island, granite counter tops and large windows to take advantage of the fantastic views. The primary bedroom features a walk-in closet, ensuite with heated tile floor, his and hers sinks, and granite counter top. The main bath has heated tile floor, granite counter top and a tub with shower.

There is also a roomy main floor second bedroom and a den. The lower level walk-out basement features a large family room with a free standing gas fireplace, spacious bedroom, full bathroom, large workshop and a storage room. Enjoy the Okanagan lifestyle with the large deck, patio and private yard.

Great neighborhood with parks, hiking, biking, and recreation. Just a short drive to shopping and all amenities. This home is a must see, you will not be disappointed.





Thank You for Viewing 2264 Shannon Hills Drive

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