



WELCOME TO
2545 PINNACLE RIDGE DRIVE

TWO STOREY WITH SUITE

\$1,399,999

PWRG.CA

MB
THE **MAYNE** BROTHERS

4 BEDROOM HOME **PLUS SUITE**

TALLUS RIDGE COMMUNITY

Sought after family community is designed with kilometres of trails and green space. Close to schools, shopping and amenities.

GREAT ROOM & KITCHEN

Bright & open with convenient work island/eating bar. Access to the large covered back deck.,

BEDROOMS

The primary bedroom includes a luxurious ensuite with soaker tub, custom shower and closet built ins. There are 2 more bedrooms upstairs with another bedroom/den off the entrance. Plus a convenient laundry room.

1 BEDROOM LEGAL SUITE

Well designed 598 square foot suite with back entrance, own laundry and a covered patio.





OPEN LIVING AREA





SIMILAR TO



SIMILAR TO



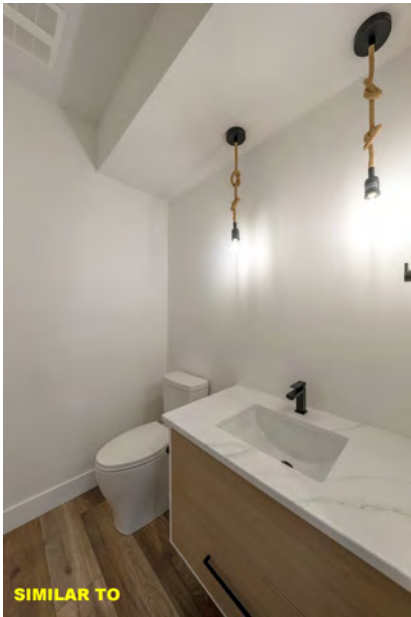
SIMILAR TO

PANTRY



SIMILAR TO

**MAIN
FLOOR DEN**



SIMILAR TO

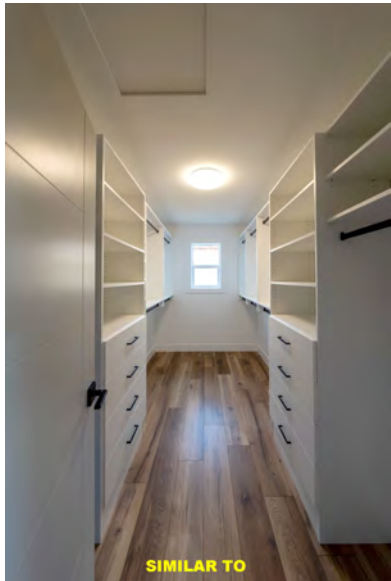


SIMILAR TO



SIMILAR TO

PRIMARY SUITE



SIMILAR TO



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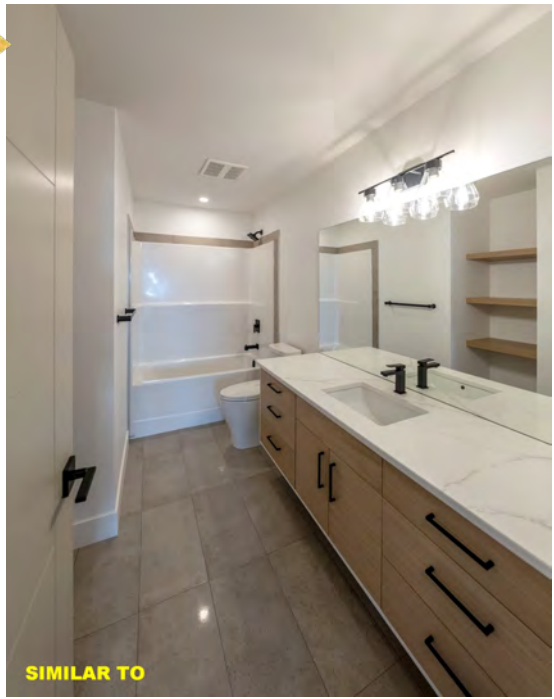


SIMILAR TO



SIMILAR TO

**UPSTAIRS
BEDROOMS**



SIMILAR TO



1 BEDROOM SUITE



**LARGE
LIVING AREA**

1 BEDROOM SUITE



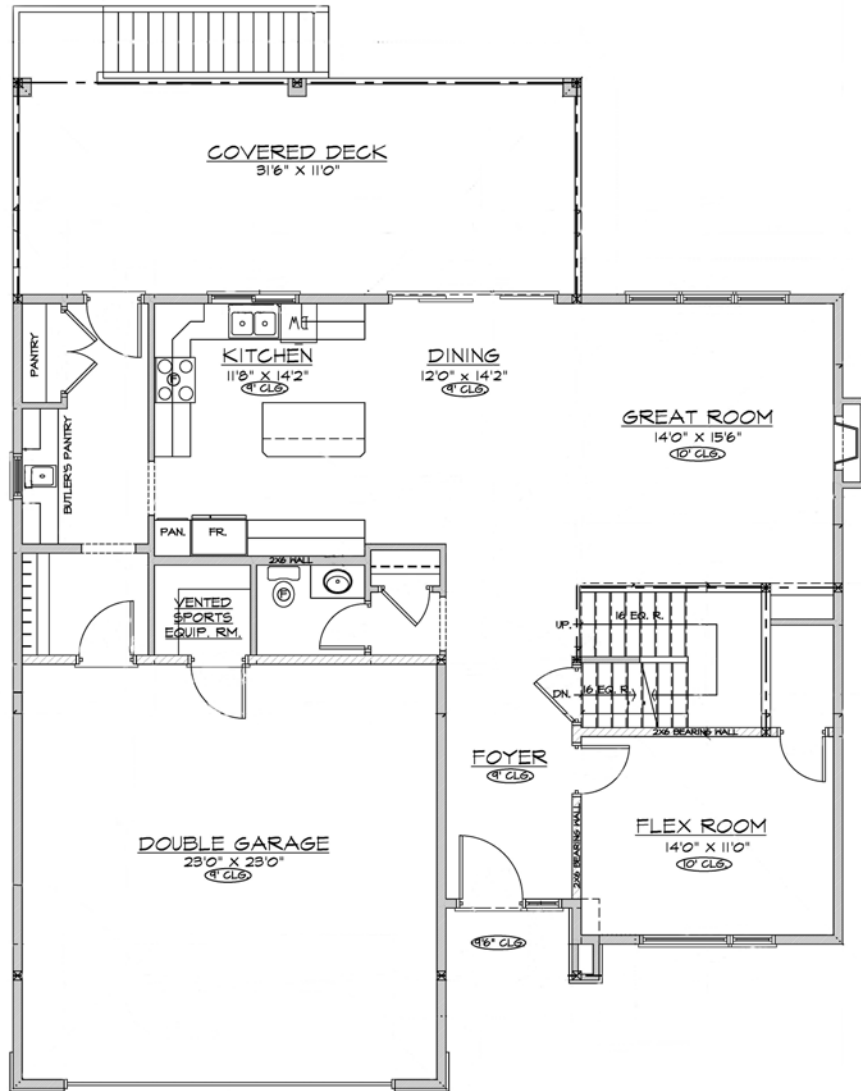
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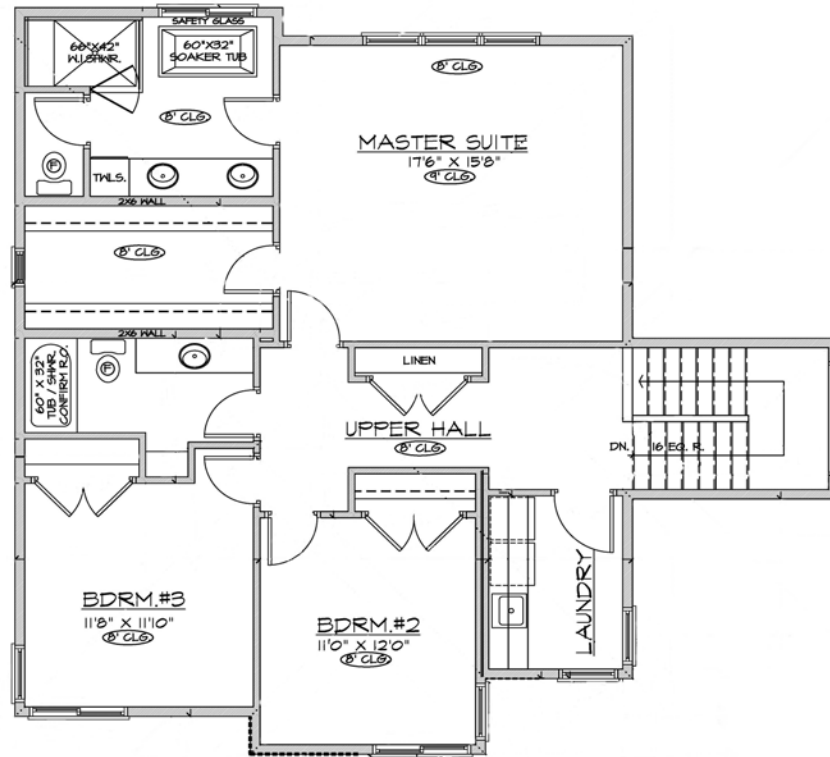
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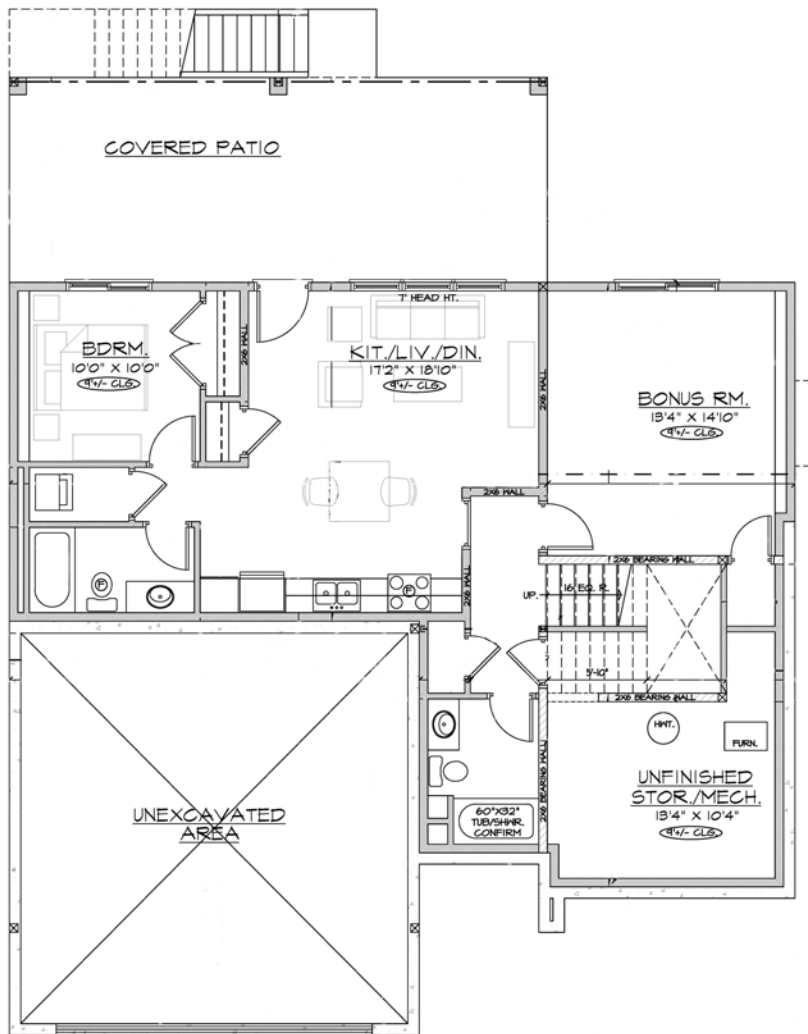
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MAIN FLOOR PLAN 1277 SQ. FT.



UPPER FLOOR PLAN 1253 SQ. FT.



BASEMENT PLAN 1277 SQ. FT.(TOTAL)
 1 BDRM. SUITE = 546 SQ. FT.

PROPERTY SPECIFICATIONS

Division:	Central Okanagan
Sub Area:	Shannon Lake
Property Type:	Single Family
Year Built:	2023
Sewage Disposal:	Sewer
Water Supply:	Municipal
Heating/Cooling:	Forced Air/ Air Conditioning
Acres:	0.163
Zoning:	RC3
Title:	Freehold
Legal:	Lot 15, District Lot 2600, ODYD, Plan EPP123596





THE **MAYNE** BROTHERS



RYAN **MAYNE**



SCOTT **MAYNE**



PWRG.CA **250.860.0303**

#100 - 1553 Harvey Avenue Kelowna, BC, Canada V1Y 6G1

E. & O.E. The information contained herein is assumed to be correct but is not guaranteed by the listing agent or publisher & should be verified. All measurements are approximate and should be confirmed if important.z