



WELCOME TO 2708 RIDGEMOUNT DRIVE

5 BEDROOM HOME WITH 1 BEDROOM SUITE

\$1,448,900

PWRG.CA

MB
THE MAYNE BROTHERS

FABULOUS LOCATION

TALLUS RIDGE

Family community of Tallus Ridge with miles of walking trails, close to Shannon Lake, golf course, & schools.

4138 SQUARE FEET

Large stylish home with 3 bedrooms upstairs, flex room on the main plus 2 more downstairs including the 1 bedroom suite

KITCHEN

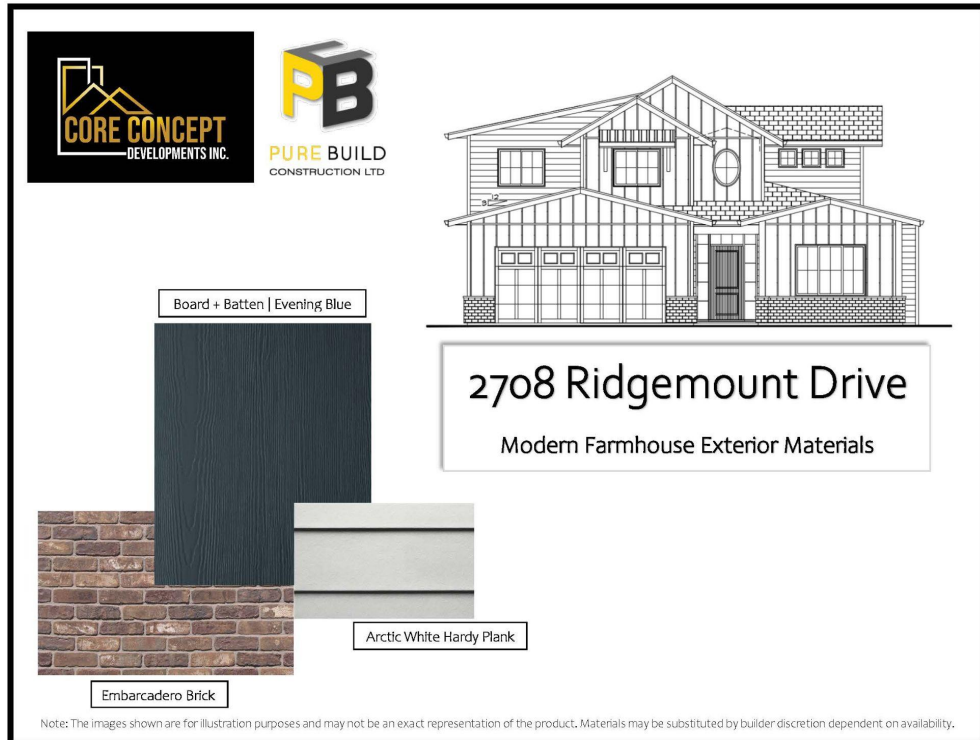
Family sized workspace with kitchen island, quartz counters, butler's pantry

PRIMARY SUITE

Large bedroom with a luxurious spa like ensuite with a soaker tub, walk in shower with bench, double vanity, water closet and built ins in the walkin closet.

1 BEDROOM LEGAL SUITE

648 square foot bright suite with large living space, bedroom, full bathroom and laundry.



CORE CONCEPT DEVELOPMENTS INC.

PURE BUILD CONSTRUCTION LTD.

2708 Ridgemount Drive
Modern Farmhouse Exterior Materials

Board + Batten | Evening Blue

Embarcadero Brick

Arctic White Hardy Plank

Note: The images shown are for illustration purposes and may not be an exact representation of the product. Materials may be substituted by builder discretion dependent on availability.







Custom Kitchen Main

Kitchen Includes:

- Shaker Style Cabinets in Simply White
- White Oak Island
- Shaker Style Pantry in Hale Navy
- Black + Gold Handles
- Farmhouse Apron Sink
- Tile Backsplash
- Quartz Counter Tops
- Under Cabinet Lighting
- Upgraded Lighting Package
- Upgraded Frigidaire Twin Fridge | Freezer Side by Side

Single sink in Pantry



Farmhouse Fireclay Apron Sink



Brushed White Oak Hardwood Flooring

Island Pendants



Dinning Room Chandelier



Countertop Microwave with 1200 watt Cooking Power

Twin Fridge | Freezer by Frigidaire



Smart front control gas range with hinged cast-iron



Large Capacity Dishwasher with 3rd rack

Benjamin Moore Hale Navy and Simply White



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Primary Ensuite



Primary Ensuite Includes:

- Shaker Style Cabinets in Simply White
- Quartz Counter Tops
- Chandelier above free-standing tub
- Custom walk-in shower with bench
- Heated Tile Floors
- Motion Sensor Toe Kick Lighting



American Standard
Elongated Comfort Height

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Additional Bathrooms



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Main House Laundry

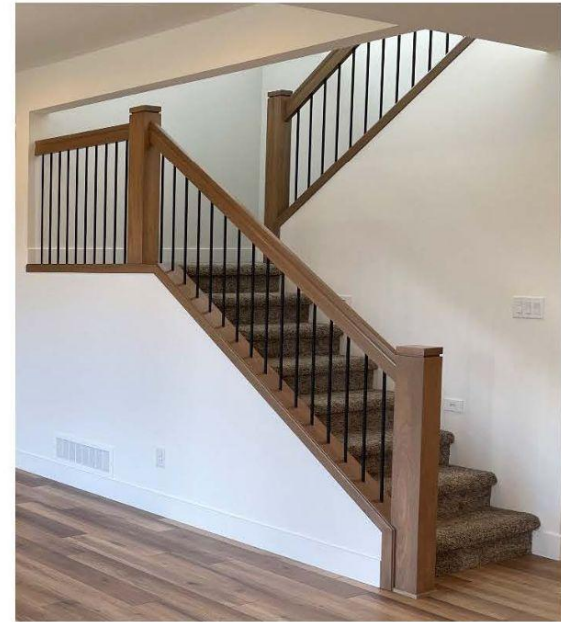


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Interior Finishing Package

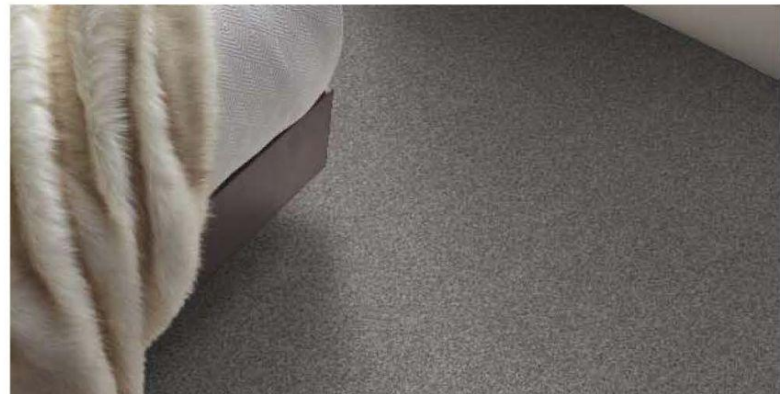


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Flooring



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Lighting Package



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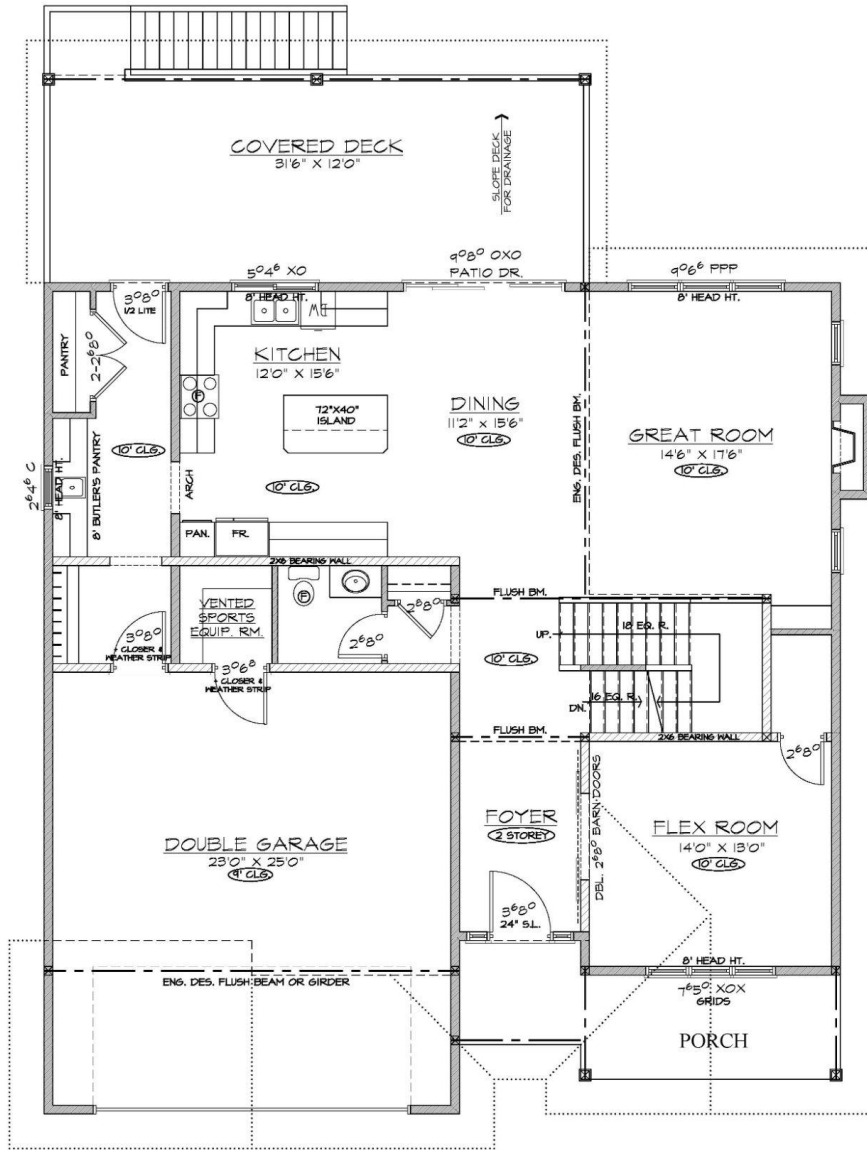


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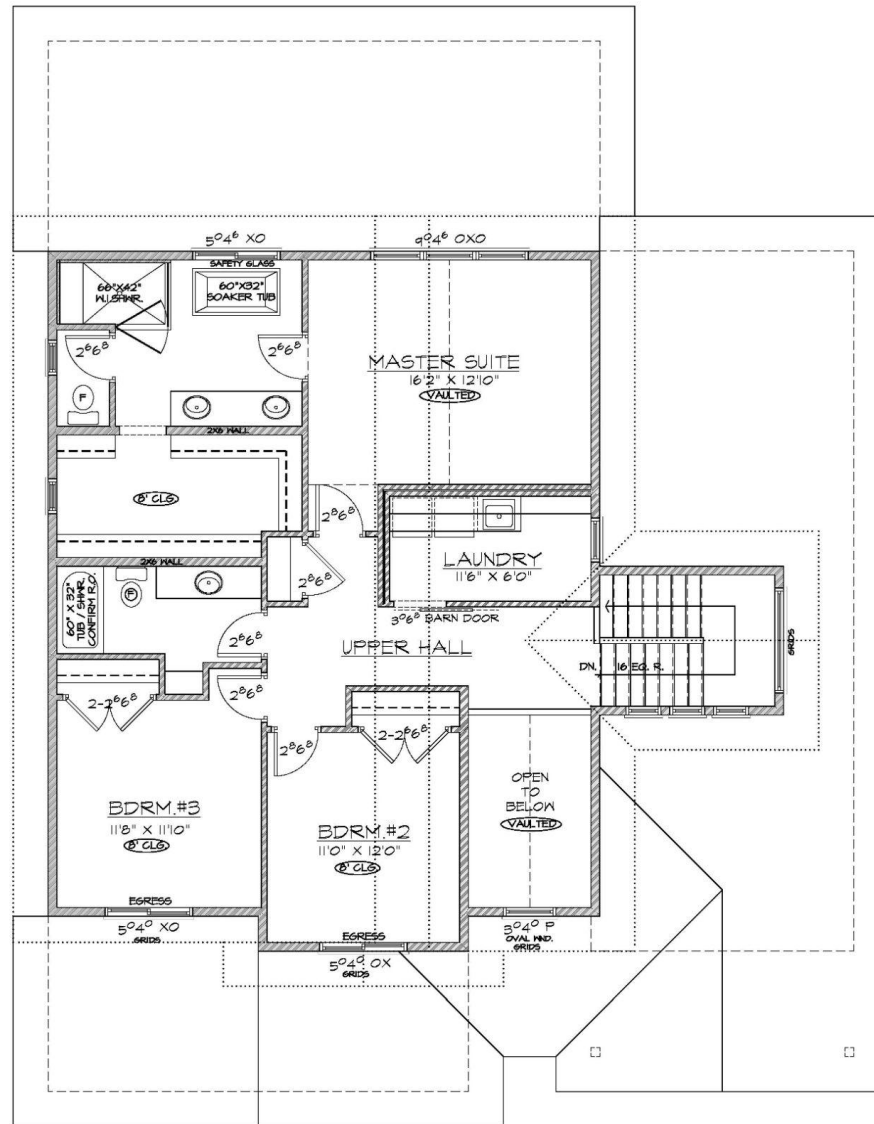
One Bedroom Legal Suite



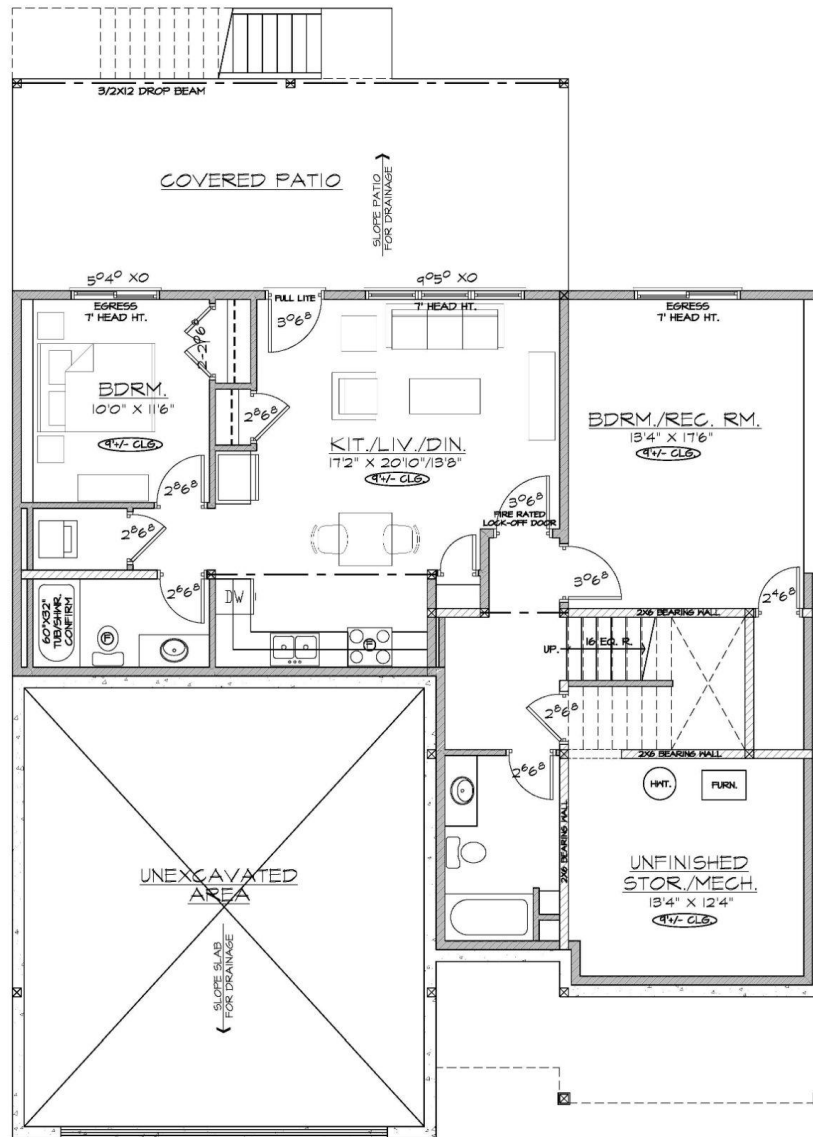
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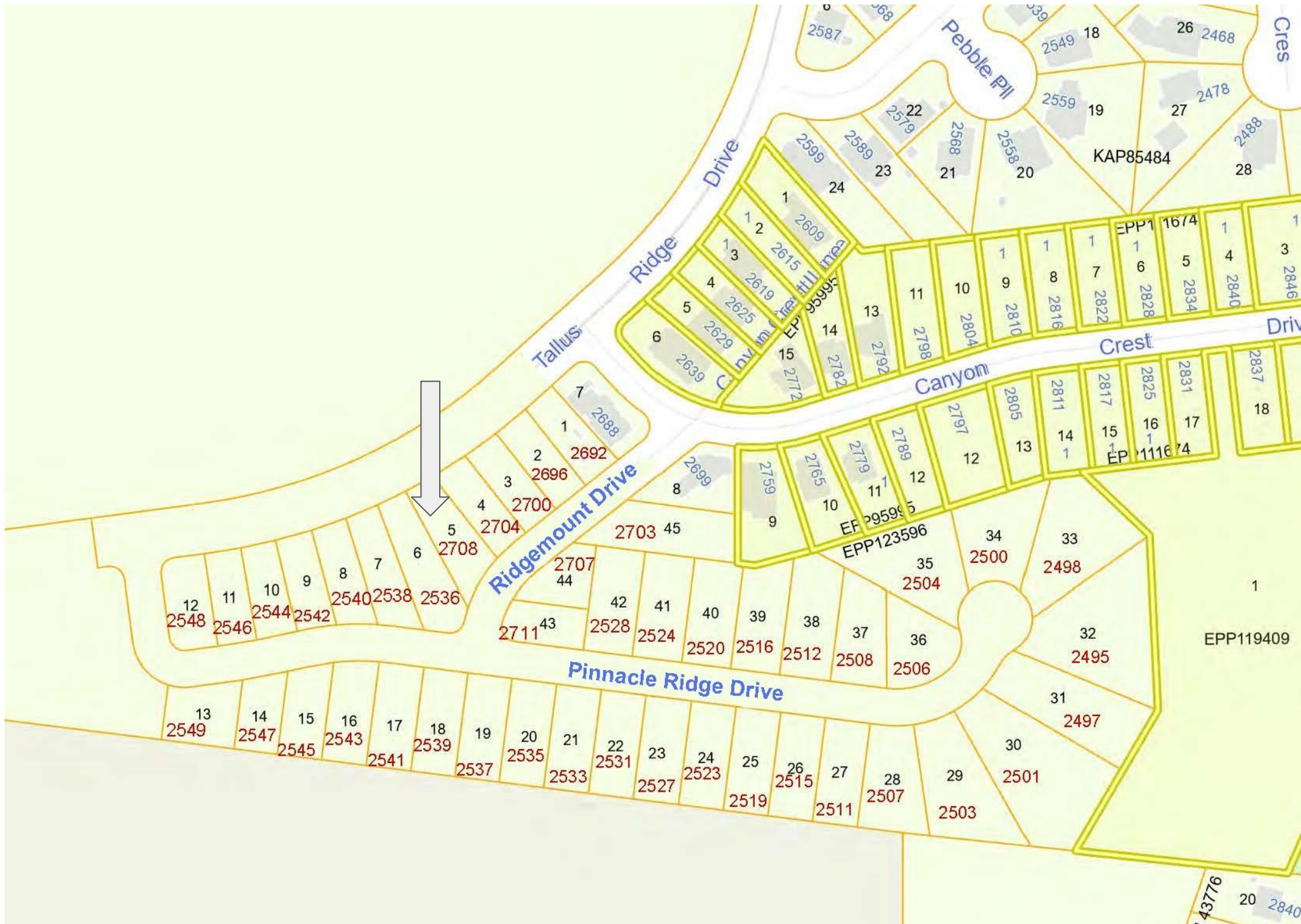
MAIN FLOOR PLAN 1414 SQ. FT.



UPPER FLOOR PLAN 1310 SQ. FT.



BASEMENT PLAN 1414 SQ. FT.(TOTAL)
 1 BDRM. SUITE = 648 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 |
| Zoning: | RC3 |
| Title: | Freehold |
| Legal: | Lot 5, 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.