

# 2546 Pinnacle Ridge Drive, V4T 0E3

## Listing

**2546 Pinnacle Ridge Drive, West Kelowna, V4T 0E3**

MLS® #: **10279600**  
Zone: **Central Okanagan**

Status: **Active** PID: **031-879-543**  
Sub Area: **SHLK - Shannon Lake**

Price: **\$1,398,000**  
Orig Price: **\$1,398,000**  
ADOM: **4**



Subject to Change

### General Information

Prop Type: **Single Family Residential**  
Type Dwell: **Single Family**  
Style/Story: **Two Storey**

Year Built: **2023**  
Yr Blt Dsc: **Under Const.**  
Shop/Den: **-/No**

### Layout

Beds: **6**  
Full Baths: **4**  
Half Baths: **1**  
En Suite: **5-PCE**  
Ttl Baths: **5**

### Finished Floor Area

Main: **1255**  
Above Main: **1005**  
Below Main:  
Basement: **1255**  
Total: **3515**

### Lot Information

Frontage: **48.35**  
Depth: **0**  
Irregular:  
Acres: **0.138**  
Wtr Frnt:  
Wtr Infl:  
View:

### Parking

Prk Cov: **2** RV Park:  
Prk Uncov: **2** Add Prk:  
Prk Spcs: Carport:  
Grg Opt: **Double**  
Grg Dsc: **Attached**



### Listing Information

List Date: **07/06/2023**  
Exp Date:  
Permit Pub: **Yes**  
X List F#:  
TC Length:  
World Property:

Hold Date:  
Act Date: **07/07/2023**  
Permit Pub DDF: **Yes**  
X List C#:

Cncl Type:  
Cncl Date:  
Incl Addr: **Yes**  
Link List#:

Last Mod: **07/07/2023**  
Sbj Rmv:  
Intr MLS#:

### Features

Wood Stove:  
Rentals: **Not Applicable**  
Fireplace: **1**  
Construct: **Frame - Wood**  
Foundation: **Concrete**  
Exterior Fin:  
Water: **Municipal**  
Pool Type:  
Interior Feat:  
Site Infl: **Island**

ByLaws Avl:

Handicap Eq: **No** Gated:  
B&B: **No** Pets: **N/A**  
Bsmt: **Full/Separate Entrance/Fully Finished**  
Roof: **Asphalt/Fibreglass Shingles**  
Suites Dsc: **Legal**  
Heat/Cool: **Central Air, Forced Air**  
Fuel: **Natural Gas**  
Sewage: **Sewer**

**Central Location, Easy Access, Family Oriented, Golf Nearby, Park Nearby, Public Transit Nearby, Schools Nearby**

### Rooms

Room	Dimensions	Room	Dimensions	Room	Dimensions
Great Room	L1 15'X17'	Dining Room	L1 11'X17'4	Kitchen	L1 12'X17'4
Mud Room	L1 10'5X12'10	Bedroom	L1 10'X13'	Bathroom - Half	L1
Entry	L1 6'8X13'	Primary Bedroom	L2 12'8X13'9	Ensuite - Full	L2
Bedroom	L2 10'X11'11	Bathroom - Full	L2	Bedroom	L2 10'X11'5
Laundry	L2 6'X8'1	Rec Room	B 13'6X13'2	Bathroom - Full	B
Bedroom	B 9'4X11'9	Living Room	B 12'1X13'	Kitchen	B 7'5X12'
Bedroom	B 10'X10'7	Bathroom - Full	B		

### Title

Title Held: **Freehold** Terms Sale:  
Assign Cont: **No** Poss:  
Trades (Y/N): Trades Desc:

Court Sale: **No** Fract Int:  
Cont Dsc:  
Title Form: **Conventional**

### Legal/Tax

Native Res: **No** Survey: **No**  
LR Owner: **No** Spc Imprv:  
Sell Disclose: Fin Stmnts:  
Re-Zone: Zone Code: **RC3**

Levies: **No Levies** Stat Tax: **To Be Assessed**  
Imprv: Taxes: **\$00**  
Occupied By: **Not Applicable** Tax Yr: **2023**  
Lnd Asmnt: Ttl Asmnt:

Zone Typ:  
Non-Fin Enc:  
Seller Nm: **1329973 BC Ltd**  
Legal Dsc: **Lot 11, District Lot 2600, ODYD, Plan EPP123596**

Phone:

List Brk: **RE/MAX Kelowna**  
List Rep: **Ryan Mayne**  
Co List Brk: **RE/MAX Kelowna**

Phone: **250-717-5000**  
Phone: **250-860-0303**  
Phone: **250-717-5000**

Co List Rep:  
Comm:

[Scott Mayne](#)

Phone:

250-469-4001

3.5% on the first \$100,000 plus 1.5% on the balance

Remarks

Dtl Loc:

**Shannon Lake - Tallus Ridge Drive - Pinnacle Ridge**

Pub Rmks:

**Fabulous 2 storey home with a 1 bedroom basement suite in Tallus Ridge. This modern designed family home is bright and open with a wall of windows in the Great Room, access to the covered patio from the dining room and kitchen with a large work island. An office/bedroom, powder room and mud room complete this floor. The upper floor provides 2 bedrooms along with a main bathroom and convenient laundry. The primary suite has a luxurious spa like ensuite with oversized shower, soaker tub, double vanity, water closet and walkin closet! The basement level supplies another bedroom and bathroom along with a rec room for the family. The suite is self contained with its own kitchen and laundry. Price plus GST**

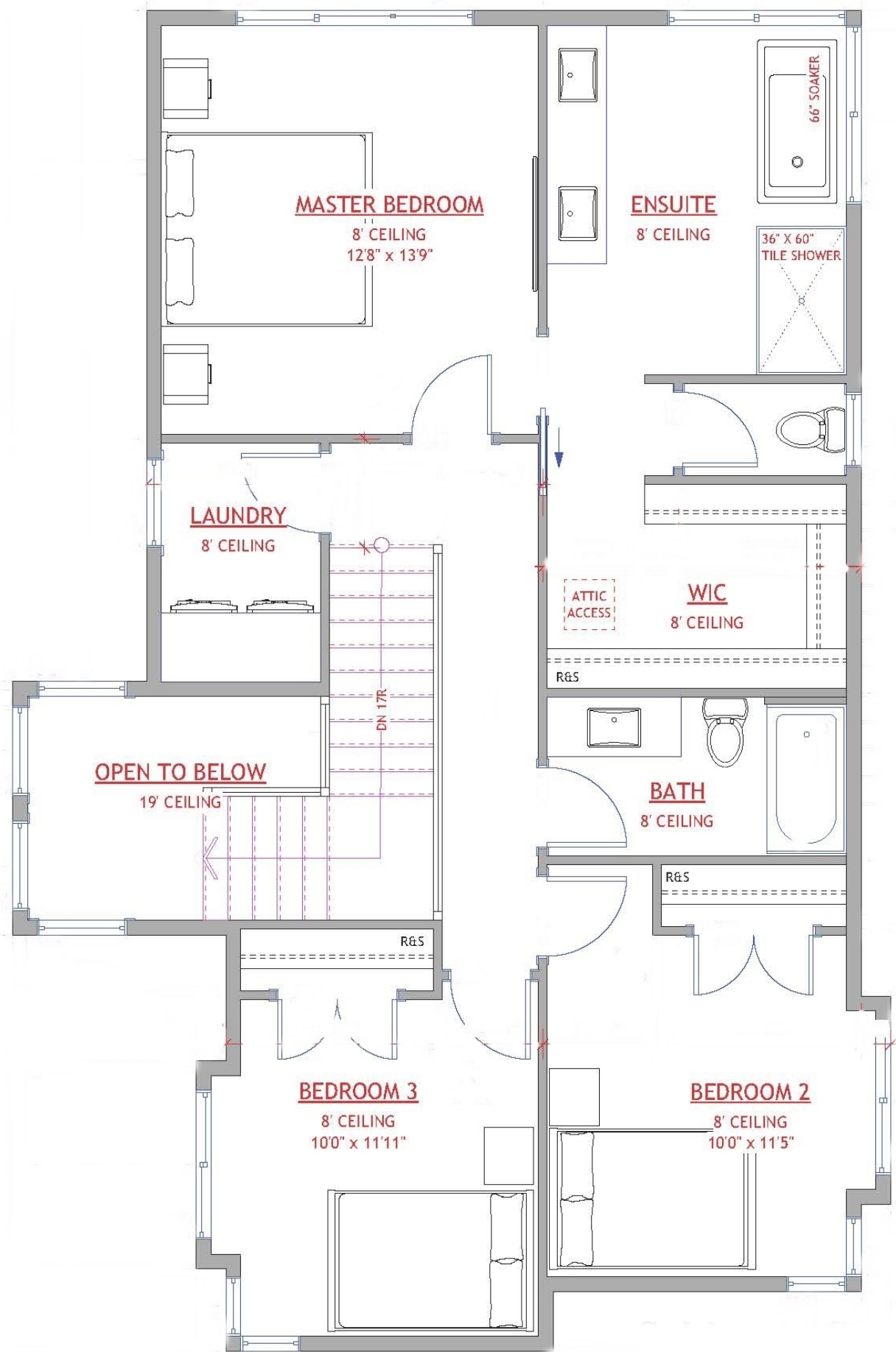
Rep Rmks:

Int Rmks:

**Fabulous 2 storey home with a 1 bedroom basement suite in Tallus Ridge. This modern designed family home is bright and open with a wall of windows in the Great Room, access to the covered patio from the dining room and kitchen with a large work island. An office/bedroom, powder room and mud room complete this floor. The upper floor provides 2 bedrooms along with a main bathroom and convenient laundry. The primary suite has a luxurious spa like ensuite with oversized shower, soaker tub, double vanity, water closet and walkin closet! The basement level supplies another bedroom and bathroom along with a rec room for the family. The suite is self contained with its own kitchen and laundry. Call Ryan Mayne for details 250-469-4004**

A Shw Inst:

[Click here to comment on this listing's integrity.](#)



**MASTER BEDROOM**

8' CEILING  
12'8" x 13'9"

**ENSUITE**

8' CEILING

66" SOAKER

36" X 60"  
TILE SHOWER

**LAUNDRY**

8' CEILING

DN 17R

**OPEN TO BELOW**

19' CEILING

ATTIC ACCESS

**WIC**

8' CEILING

R&S

**BATH**

8' CEILING

R&S

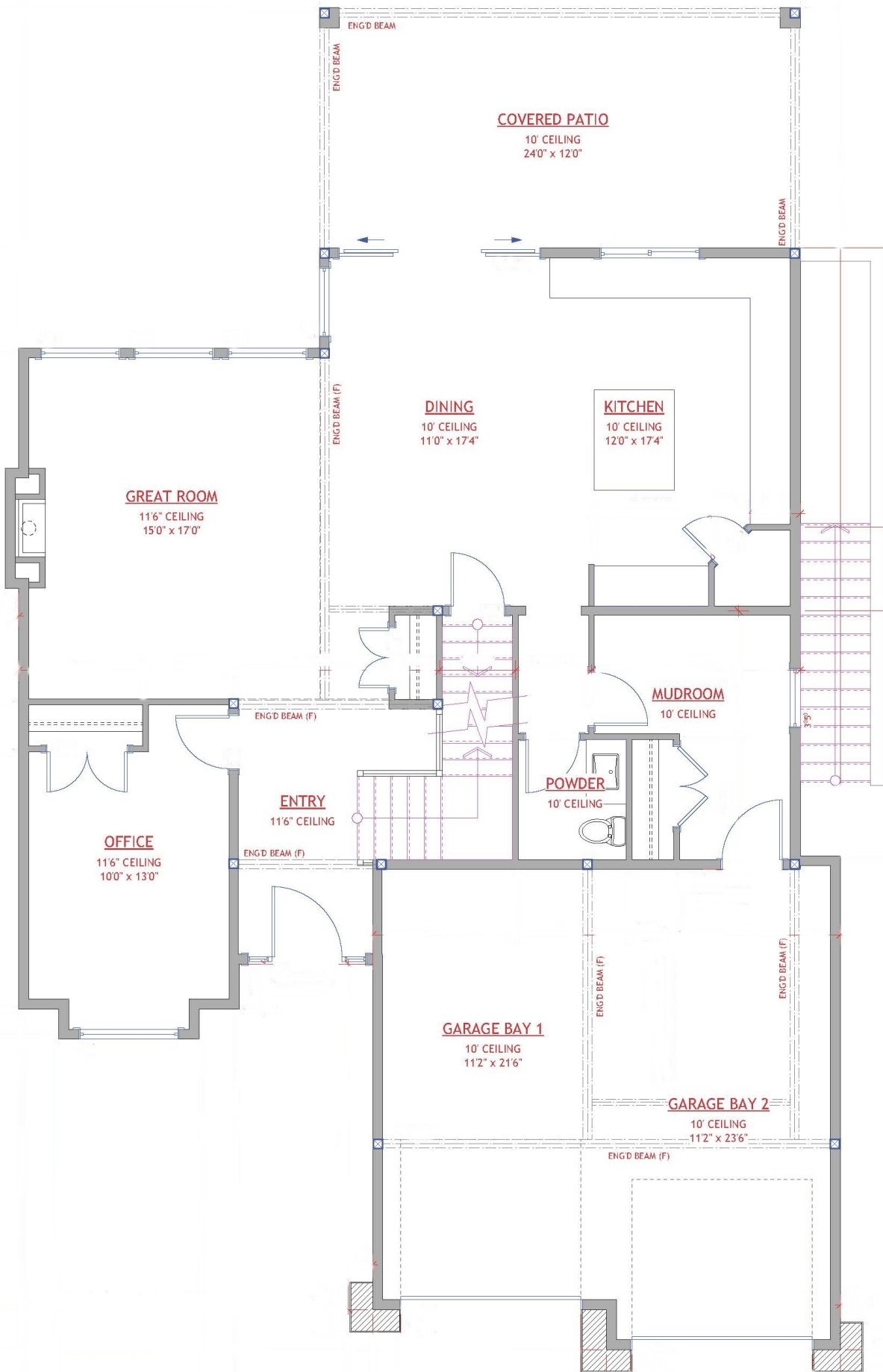
R&S

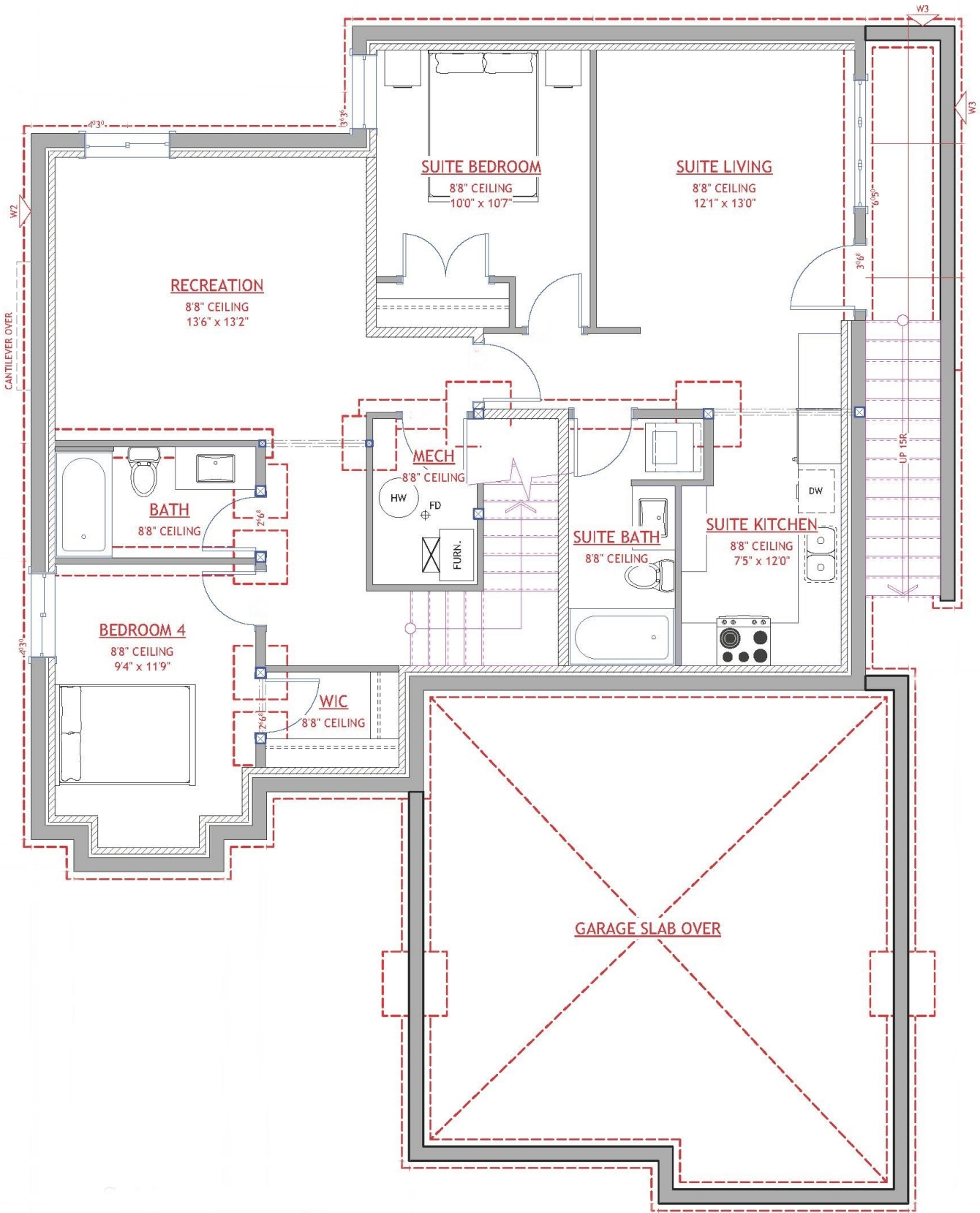
**BEDROOM 3**

8' CEILING  
100" x 11'11"

**BEDROOM 2**

8' CEILING  
100" x 11'5"







**Subject to Change**



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