

Features List 2306 Quail Run Drive Kelowna

Presented by Trish Cenci

Coldwell Banker Horizon Realty

Tel 250 864 1707

www.TrishCenci.com

3 Car Garage

Up to 6 exterior parking spaces

Larger Corner Lot

180 Degree Mountain & Valley Views – SW to East

10'9 Ceilings at the Entry

Decorative Niche in Hallway

9 Foot Ceilings on Main Level

Transom Windows above Front Door & Interior Doors

Wainscot Moldings

Crown Moldings

Maple Cabinetry

Maple Hardwood Flooring

Stainless Steel Appliances

Under Counter Kitchen Lighting

Ice Maker & Water Dispenser in Fridge

3 Way Gas Fireplace on the Main

Custom Roller Sunscreen Blinds on SW Windows

Solar Film on Rear Windows

Specialist Black-Out / Insulated Blinds in the Master Bedroom

Faux Wood Blinds

Ceiling Fan in Living Room & Master Bedroom

Tile in Entry, Kitchen & Master Bathroom

Nest Temperature Control System

Jetted Tub in Master Bathroom

Wired Security System

Wet-bar & Sink in Living Area

Gas BBQ Hook Up

Covered Deck

Tromm Washer / Dryer

Laundry Room with Cupboard space & Sink

Additional Attic Storage and Pull -Down Steps in Garage

Garage Workbench & Shelving
Central Vacuum
Water Softener
Humidifier
Gas Fireplace in Lower Level Family Room
Hot Water Tank 2017
New Roof 2008
New Blower motor on Furnace 2019
Upgraded Insulation in Attic to R50
Powered Outdoor Shed