

\$1,225,000 - 2306 Quail Run Drive, Kelowna

MLS® #10357838

\$1,225,000

4 Bedroom, 3.00 Bathroom, 3,196 sqft

Single Family on 0.25 Acres

University District, Kelowna, British Columbia

Wait no longer! Rare offering in prestigious Quail Ridge! Custom built 3196 SF, 4 bed & 3 bath walkout rancher with the best home options the in the area! Stunning valley views, lots of parking including a triple car garage, close proximity to golf clubhouse, local shops, airport, UBCO, walking trails & Okanagan Rail Trail. Finishing include: maple cabinetry & hardwood flooring, wainscoting, crown moldings, transom windows, picture windows & updated light fixtures with 100% LED lighting (inside & out). Open-concept main level includes chef's kitchen (new KitchenAid SS appliances (fridge, induction-top range, dishwasher, microwave), breakfast bar, formal / informal dining areas, cozy living area (gas fireplace, picture windows, wet bar). Large primary bedroom offers deck access, walk-in closet, ensuite (jetted tub, brand new custom tile shower). Downstairs features large rec room with gas fireplace, 2 bedrooms (easy to add another), walk in closet, 4 pc bath & utility & storage rooms with access to a flat backyard. Additional features include a new hot water tank Sept 2025, new Bryant high efficiency dual-fuel furnace & heat pump installed in June 2025 (includes 10 year warranty) & is controlled by a new dual-fuel compatible wi-fi thermostat. The interior has been completely repainted (walls, trim, and ceiling). The property also features a garden shed (with power), multi zone irrigation system, covered patio, partially covered view balcony & gas BBQ outlet. A MUST SEE!



(id:6289)

Built in 2004

Essential Information

Listing #	10357838
Price	\$1,225,000
Bedrooms	4
Bathrooms	3.00
Square Footage	3,196
Acres	0.25
Year Built	2004
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	2306 Quail Run Drive
Subdivision	University District
City	Kelowna
Province	British Columbia
Postal Code	V1V2S3

Amenities

Amenities	Golf Nearby, Airport, Recreation, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone, Sewer, Water
Features	Treed, Corner Site, Central island, Jacuzzi bath-tub, One Balcony
Parking Spaces	8
Parking	Additional Parking, Attached Garage, Oversize
# of Garages	3
View	Mountain view, Valley view, View (panoramic)

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	Forced air, Heat Pump, See remarks
Cooling	Central air conditioning, Heat Pump
Fireplace	Yes
# of Fireplaces	2

of Stories 1

Exterior

Exterior Stone, Stucco
Exterior Features Landscaped, Underground sprinkler
Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office One Percent Realty Ltd.



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