



JANE HOFFMAN
REALTY

QUALITY WELL MAINTAINED FAMILY HOME



MARKETED BY SHERRY TRUMAN

2337 Tallus Green Place
West Kelowna, BC

DETAILS

Address	2337 Tallus Green Place West Kelowna, BC	Bedrooms	5
		Bathrooms	5, 4 Full. 1 half
		Finished Area	3965 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.16 Acre	Year Built	2017
Main Level	1377 sq. ft.	Exterior	Fiber Cement, Stone
Upper Level	1269 sq. ft.	Roof	Asphalt/Fibreglass Shingles
Lower Level	1319 sq. ft.	Heating	Natural Gas Forced Air
View	Golf Course	Cooling	Central Air
Water	Municipal	Garage/Driveway	Attached Double Garage
Sewer	Connected	Foundation	Concrete
Fireplaces	2 Gas Fireplaces	Ownership	Freehold

ROOM SIZES

Main Upper Level

Foyer: 7' 2 x 10' 1
Kitchen: 14' 9 x 10' 7
Seryery: 5' 9 x 9' 8
Dining Room: 11' 11 x 18' 9
Living Room: 18' 6 x 16' 7
2-Piece Bathroom: 6' 0 x 6' 0
Office: 10' 0 x 10' 2
Laundry: 14' 2 x 8' 11

Room Sizes – Upper Level

Primary Bedroom: 15' 2 x 18' 10
Walk-in Closet: 8' 9 x 7' 2
5-Piece Ensuite: 9' 0 x 19' 8
Bedroom: 11' 2 x 15' 9
Bedroom: 10' 11 x 17' 9
4-Piece Bath: 11' 4 x 5' 4

Lower Level

Bedroom: 11' 11 x 9' 8
4-Piece Bath: 7' 10 x 5' 1

Lower Level In-law Suite

Living Room: 18' 6 x 16' 7
Kitchen: 14' 4 x 11' 1
Dining Room: 11' 4 x 7' 8
Bedroom: 10' 1 x 14' 2
3-Piece Bath: 8' 4 x 8' 6

Inclusions

- Frigidaire fridge/freezer
- Kenmore wall oven x2
- Kenmore dishwasher
- Kenmore induction cooktop
- Frigidaire Gallery fridge
- LG microwave
- Maytag washer/dryer

Suite

- Maytag fridge/freezer
- Kenmore range, LG microwave

Mechanical

- Honeywell thermostat
- TELUS security panel
- Nu-air purifier
- Goodman furnace
- Noritz water heater
- True comfort – heated flooring

Note: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.



WELCOME TO 2337 TALLUS GREEN PLACE

Absolutely gorgeous, well-maintained, quality family home offering 3900+ sq. ft. of living space with 5 bedrooms plus office, including an in-law suite. Backing onto Shannon Lake Golf Course, you'll enjoy beautiful views from the 2 covered patios and the backyard. Inside is a bright and open living space designed for gathering with the family and entertaining. The living room boasts approximately 18' vaulted ceilings, a gas fireplace, and large windows showcasing the view. Open concept kitchen with an oversized center island, shaker-style white cabinets, quartz countertops, stainless steel appliances, and for the chef, double wall ovens. The butler's pantry provides extra storage and an additional fridge. Enjoy outdoor living and grilling on the patio.

On the upper level is the primary bedroom featuring a tray ceiling, walk-in closet, luxurious 5-piece ensuite with a double floating vanity, glass-enclosed shower, and a soaking bathtub. Two additional bedrooms with an adjacent shared bathroom are on this upper level.

The lower level offers a great layout with one additional bedroom and bathroom for the main house and a separate 1-bed in-law suite with a separate entrance and access to the patio and backyard.

Two-car oversized garage and low maintenance, fully landscaped yard with a hot tub. The quality of the build is evident throughout with detailed finishings, molding, engineered hardwood, and new paint. Fabulous location near Shannon Lake Golf Course, parks, and excellent schools.

Listing Agent Sherry Truman | Contact sherry@janehoffman.com or 250-215-9006











2337 Tallus Green Cres, West Kelowna, BC

Main Floor Exterior Area 1376.58 sq ft
Interior Area 1273.54 sq ft
Excluded Area 668.17 sq ft



PREPARED: 2024/04/09

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2337 Tallus Green Cres, West Kelowna, BC

1st Floor Exterior Area 1268.77 sq ft
Interior Area 1156.86 sq ft
Excluded Area 323.29 sq ft



PREPARED: 2024/04/09

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

DETAILED FEATURES

Exceptional Features

- This beautiful home is located in the desirable Tallus ridge neighborhood
- Over 3900 sq. ft. of luxury living space
- 5 bedrooms plus office – including an in-law suite
- Enjoy Shannon Lake golf course in your backyard
- Spectacular kitchen with stainless steel appliances and a spacious butler's pantry
- High ceiling throughout the home with approx. 18 ft. vaulted ceilings in the main living room
- Oversized two car garage
- Large windows throughout the home provide abundant natural light and showcase the views
- Engineered hardwood throughout the main and upper levels – upper-level flooring was recently done
- Fresh paint throughout the entire main level of the home
- Fully landscaped
- Overlook the 14th hole of Shannon Lake golf course from your hot tub
- Backyard perfect for entertaining with BBQ hook-up, propane firepit, and artificial turf
- This home features a beautiful in-law suite perfect for someone wanting additional income or a great place for visiting friends and family
- Fantastic location near wineries, hiking trails and schools

Foyer

- Tall front door with frosted glass panels on each side
- High ceiling gives this entrance an open, airy feel
- Wainscoting feature wall
- Engineered hardwood flows through to the main living area

Office

- A large office that could be used as a spare guest room
- Large window for a bright, inviting work space and recessed lighting
- Floating shelving, adjacent closet next to the office for additional storage

Living Room

- Beautiful open concept living area
- 18 ft. vaulted ceiling creates a spacious open atmosphere
- Large windows add lots of natural light to the room
- Feature wall is beautifully accented with a floor to ceiling fireplace with wall mounted media above, lower cabinetry with floating shelving above on each side of the fireplace
- Beautiful views overlooking the 14th hole of Shannon Lake golf course

Kitchen/Dining Room

- Shaker-style cabinetry with stainless steel hardware, tile backlash, and quartz countertops line the perimeter of the kitchen
- Function is enhanced by stainless steel appliances including Induction cooktop, and two wall ovens
- Under cabinet task lighting

Kitchen/Dining Cont'd

- Beautiful center island with built-in cabinetry and bar seating for four is illuminated by four modern pendant light fixtures
- A spacious butler's pantry with lots of countertop space, cabinetry, and the convenience of an additional fridge
- This pantry has direct access to the laundry/garage - perfect for bringing in groceries
- The dining area captures the lovely views through the glass patio doors and will accommodate large gatherings, hanging light fixture complements the pendant lighting over the island
- Easy access to the outdoor deck with BBQ hook-up and additional lounging space, great for entertaining

Laundry

- Spacious laundry room located off the garage
- Front load washer and dryer with built-in folding counter above, lower cabinetry with lots of counter space, upper shelving, sink, tile flooring
- Spacious coat closet

2-Piece Powder Room

- Located near the front of the home with privacy window, vanity with undermount sink, and wall mounted mirror with over-head lighting

Upper Level Bedrooms

- Primary bedroom features, large windows, tray ceiling with fan/light and recessed lighting, wall mounted media, hardwood flooring, spacious walk-in closet with automatic lights, and a 5-piece ensuite
- Two additional bedrooms on this level both feature, hardwood flooring, over-head light fixtures, and spacious double door closets

Upper Level Bathrooms

- 5-piece ensuite attached to the primary features, heated tile flooring, vanity with two vessel sinks, automatic lighting below the cabinetry, built-in soaker tub, and a tiled,glass door shower
- 4-piece main bathroom features a vanity with an undermount sink, wall mounted mirror, and a shower/tub combination

Lower Level Bedroom & Bathroom - Main House

- Located at the bottom of the stairs features plush carpeting, window, light fixture, and spacious closet
- 4-piece bath features, a vanity with an undermount sink, a wall mounted mirror with overhead light fixtures, and a shower/tub combination

In-law Suite

- This home features a beautiful in-law suite easily accessible with separately keyed entry and with its own access to the backyard

Living Room

- Open concept living room with recessed lighting, wall mounted media above the fireplace, large windows create a bright open ambience.

Kitchen/Dining

- The kitchen is fully equipped with stainless steel appliances, a mix of white and wood shaker-style cabinetry, and a kitchen island with bar top seating for two
- The dining area is adjacent to the kitchen with room for a dining table by the window with modern light fixture above

Bedroom

- Plush carpeting, a double door closet, and 3-piece ensuite

3-Piece Ensuite

- Spacious vanity with an undermount sink, tile flooring, a wall mounted mirror with overhead light fixtures, and a seamless glass shower with a rain shower head
- This suite has it own separate laundry located in the double door closet





LISTED BY SHERRY TRUMAN

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