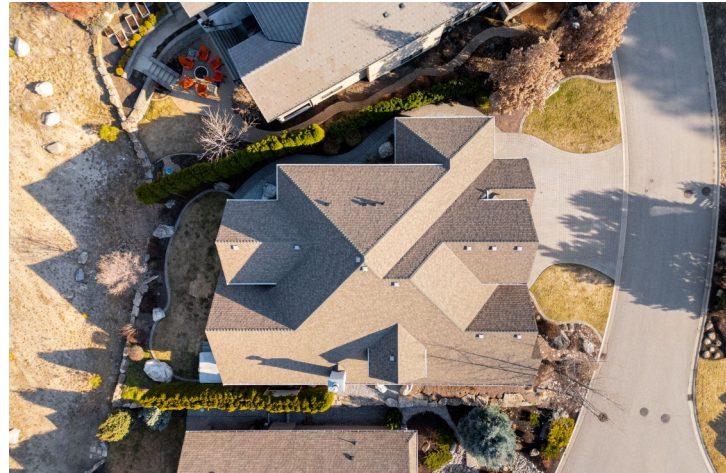




FOR MORE INFORMATION CALL
250.862.7675
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4174 Gallaghers Fairway South



Year Built: 2009

3233 square feet

Taxes : \$6,686.19 for 2023

3 Bedrooms 3 Bathrooms

Parking: Triple attached + driveway

Lot Size: 0.22 acre

Strata Fee: \$300.00

Complex: Gallaghers Canyon

MAIN LEVEL

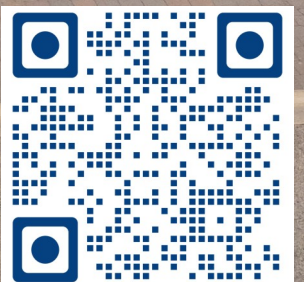
Den	10'11 x 15'0
Living Room	24'5 x 17'11
Pantry	6'5 x 5'11
Laundry	10'0 x 9'11
Dining Room	13'11 x 10'3
Kitchen	15'10 x 22'5
Office	5'3 x 7'5
Half Bathroom	

LOWER LEVEL

Full Bathroom	
Bedroom	11'1 x 13'1
Primary Bedroom	13'11 x 13'6
Ensuite Full	
Bedroom	13'11 x 13'6



The information contained herein is deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



Property Features

- Nestled within the highly coveted Gallaghers community, this exceptional custom built, Cape Cod style home is designed to captivate
- Featuring soaring ceilings, meticulous craftsmanship & abundant natural light combined with unparalleled privacy & a well-conceived layout
- The stunning kitchen showcases a generous island with storage & seating, gas cooktop, double wall oven & a versatile office nook leading to a spacious walk-in pantry.
- Seamlessly flowing from the kitchen, the open-concept dining & living areas create an inviting space for gatherings
- Step outside to discover a sprawling covered patio with a hot tub & green space, effortlessly blending indoor & outdoor living for effortless entertaining.
- Upstairs, the primary suite enjoys picturesque views of the mature foliage and features a luxurious ensuite with a double vanity, walk-in shower & indulgent soaker tub.
- Two additional bedrooms, along with a full bathroom provide ample accommodation for guests or family members
- A substantial 6-foot storage area spanning the entirety of the home's footprint, features a finished room ideal for a secluded office or private retreat
- Step outside to explore a network of trails, with tennis courts nearby & access to two esteemed Gallaghers golf courses. Embrace the vibrant community spirit, complete with a clubhouse complete with a refreshing pool, fitness facilities, meeting spaces & artisan studios.

