



Fabulous unique one of a kind setting, backing to the Quail Golf Course, with a full panoramic breathtaking view over both the golf courses.



**Diane Moore**  
& Associates

diane@dianemoore.ca  
www.dianemoore.ca

**PREMIER**  
CANADIAN PROPERTIES

**CELL: (250) 868-1780**  
OFFICE: (250)717-1886  
TOLL FREE: 1-877-717-1886

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MLS® #10041824

**#245-2455 Quail Ridge Boulevard**

Fairway Heights - bare land strata complex, one of the best at Quail

Views to die for 5 Bed 3 Bath detached walkout rancher with private in-ground saltwater pool.

**\$ 649,000**



## Features

- Gas fireplace.
- Granite counters.
- Maple custom cabinets.
- Designer vanities.
- Built in 2004.
- Inclusions: washer, dryer, dishwasher, microwave oven, refrigerator, stove, window coverings.

**Information from sources deemed to be accurate but must be verified.**

## Features

- Fairway Heights is one of the best complex at Quail.
- Steps to championship Golf Courses.
- Minutes to UBCO, world class skiing and International Airport.

**Strata Fees \$230**

(Fee Incl: contingency reserve, insurance, landscaping, road maintenance, water, management)

**Taxes \$3802 (2011)**

## Room Dimensions

Living Room	14'6 x 13'6	L1
Dining Room	11 x 11	L1
Kitchen	11'6 x 11	L1
Master Bedroom	16 x 13'6	L1
Den/Office	12'6 x 10	L1
Laundry	11 x 5	L1
Family Room	30 x 16	B
Bedroom 2		L1
Bedroom 3		L1
Bedroom 4	13 x 12	B
Bedroom 5	10'6 x 10	B
Ensuite		L1
Bathroom - Half		L1

## Finished Floor Area

Main: 1,500 sqft

Basement: 1,400 sqft

**Total 2,900 sq ft**

All measurements are approximate

