

Residential Client Full

3569 Ranch Road, West Kelowna, V4T 1A1

MLS® #: **10176508**
 Zone: **Central Okanagan**

Status: **Active**
 Sub Area: **GA - Glenrosa**

PID: **029-762-251**

Price: **\$949,000**
 ADOM: **8**



General Information

Prop Type: **Single Family Residential** Year Built: **2016**
 Type Dwell: **Single Family** Yr Blt Dsc: **Actual**
 Style/Story: **Rancher w/ Bsmnt** Shop/Den: **No/No**

Layout

Beds: **4**
 Full Baths: **4**
 Half Baths: **0**
 En Suite: **More than One**
 Ttl Baths: **4**

Finished Floor Area

Main: **1565**
 Above Main:
 Below Main: **1603**
 Basement:
 Total: **3168**

Lot Information

Frontage: **55**
 Depth: **150**
 Irregular:
 Acres: **0.189**
 Wtr Frnt:
 Wtr Infl:
 View: **Lake View, Mountain View, City View**

Parking

Prk Cov: **2** RV Park: **No**
 Prk Uncov: **3** Add Prk:
 Prk Spcs:
 Grg Opt: **Double**
 Grg Dsc: **Attached**

Features

Rentals: Yes	B&B: No	Pets: Yes
Fireplace: 2, Gas, Conventional	Bsmnt: Full/Separate Entrance/ Fully Finished	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc: Legal, Not Legal	
Exterior Fin: Hardie Board	Heat/Cool: Central Air	
Water: Municipal	Fuel: Electricity, Natural Gas	
Fencing:	Outside Area:	
Pool Type: Outdoor Pool	Sewage: Sewer	
Pool Feat: Pool Equipment, Heated Pool		
Equip/Appl: Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Gas, Washer, Window Coverings		
Flooring: Carpeting/Wall-to-Wall, Floor Vinyl		
Structures: Covered Deck, Deck, Dog Run - Fenced In		
Exterior Feat: Fenced Yard, Private Yard, Underground Sprinkler		
Interior Feat: Drywall, Vacuum Built-In		

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Kitchen	L1	17X8	Living Room	L1	17X14	Dining Room	L1	17X10
Master Bedroom	L1	12X14	Ensuite - Full	L1	9X10	Bedroom	L1	11X11
Bathroom - Full	L1	5X9	Foyer	L1	8X5	Laundry	L1	9X6
Porch	L1	8X16	Living Room	B	16X10	Kitchen	B	16X6
Dining Room	B	10X11	Master Bedroom	B	12X14	Ensuite - Full	B	8X8
Bedroom	B	10X16	Media Room	B	9X10	Storage	B	9X10
Laundry	B	5X3	Ensuite - Full	B	4X8	Deck	B	14X12

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$4,139.39** Tax Yr: **2018**
 Title Held: **Freehold** Terms Sale:
 Trades:
 Legal Dsc: **Plan EPP55566 DL 3189 Lot 19 ODYD** Court Sale: **No**

Remarks

Dtl Loc: **Hwy 97 to Glenrosa Road to Ranch Road**
 Pub Rmks: **Luxury 4 bedroom 4 bath home located in the new development on Ranch Road in Glenrosa. Exquisite design that includes open concept, vaulted ceiling, superb lake view, two decks, central vac, push button cabinetry, outdoor swimming pool (gas heated), with power cover, fenced (for pets) & beautifully landscaped yard, 2 gas fireplaces, and lower level boasts a super modern in-law suite with master and ensuite. This home has it all with so many modern upgrades. Home has been featured on HGTV Love it or List it Vancouver.**

Information Deemed Reliable But Cannot Be Guaranteed.