

Residential Client Full

#1 2440 Old Okanagan Highway, West Kelowna, V4T 1X6
 MLS® #: **10175146** Status: **Active** PID: **902-518-559**
 Zone: **Central Okanagan** Sub Area: **WEC - Westbank Centre**

Price: **\$549,000**
 ADOM: **46**



General Information

Prop Type: **Strata**
 Type Dwell: **Townhouse**
 Style/Story:

Year Built: **2019**
 Yr Blt Dsc: **Actual**
 Shop/Den: **No/Yes**

Layout

Beds: **3**
 Full Baths: **2**
 Half Baths: **1**
 En Suite: **4-PCE**
 Ttl Baths: **3**

Finished Floor Area

Main: **1247**
 Above Main:
 Below Main:
 Basement: **767**
 Total: **2014**

Lot Information

Frontage:
 Depth:
 Irregular:
 Acres:
 Wtr Frnt:
 Wtr Infl:
 View:

Parking

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

View: **Lake View, Mountain View**

Features

Rentals: Yes	B&B: No	Pets: Yes
Fireplace: 1, Gas, Conventional	Bsmt: Full/Fully Finished	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Vinyl	Heat/Cool: Central Air	
Water: Irrigation District	Fuel: Natural Gas	
Fencing:	Outside Area:	
Pool Type:	Sewage: Sewer	
Equip/Apl: Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer		
Flooring: Carpeting / Wall-to-Wall, Laminate		
Exterior Feat: One Balcony		
Interior Feat: Drywall, Smoke Detector(s)		
Site Infl: Adult-Oriented, Central Location, Easy Access, Family Oriented, Fully Landscaped, Public Transit Nearby		

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	14'4X20'7	Kitchen	L1	10'6X9'2	Dining Room	L1	10'6X11'5
Master Bedroom	L1	12X14	Ensuite - Full	L1	9X5	Den / Office	L1	10X10
Mud Room	L1	9'1X7'1	Bathroom - Half	L1	5X5'4	Bedroom	B	11'6X12'6
Bedroom	B	10'8X11'4	Rec Room	B	13'4X19'10	Media Room	B	11X12'6
Bathroom - Full	B	9'6X8'2	Foyer	L1	5'2X14'11			

Finance/Tax

Native Res: Yes	LR Owner: No	Taxes: \$3,000.00	Tax Yr: 2019
Title Held: Leasehold	Terms Sale:	Court Sale: No	
Trades:			
Legal Dsc: Unit 1-Lot 355 07420 CLSR 90554 DL41 IR#9			

Strata

Complex: Bayview	Laundry: In Unit	Unts in Prj: 4
Gated: No	By Laws: No	Unts in Bld: 2
Age Restr:	Rent Allow: Yes	Stry in Bld: 1
Strata Fees: \$135.00	Stor Locker: No	Stry in Unit: 1
Parking Type: Part of Strata Lot	Storage Type:	
Fee Incl: Contingency Reserve, Road Maintenance, Snow Removal		
Amenities: BBQ Allowed, Cable TV, Secure Parking		

Remarks

Dtl Loc: **Old Okanagan Hwy to Bayview**
 Pub Rmks: **New townhome by Award winning builder Harmony Homes located at Bayview. This 3 bedroom plus den, 3 bath will have all the modern upgrades, fully landscaped and ready for occupancy May-June 2019. This property comes with a 125 year lease. Features include open concept, quartz counter-tops, modern flooring, gas fireplace, double garage, media room, central air, master on main, two bedrooms in basement.**

Information Deemed Reliable But Cannot Be Guaranteed.