

# Listing Crossproperty Client Full

**939 Purcell Court, Kelowna, V1V 1N7**

Price: **\$1,199,900**

MLS® #: **10256472**  
Zone: **Central Okanagan**

Status: **Preactive** PID: **016-492-030**  
Sub Area: **DM - Dilworth Mountain**

DOM:



General Information

Prop Type: **Single Family Residential**  
Type Dwell: **Single Family**  
Style/Story: **Rancher w/Bsmnt**

Year Built: **1992**  
Yr Blt Dsc: **Approximate**  
Shop/Den: **-/No**

Layout

Beds: **4**  
Full Baths: **3**  
Half Baths: **0**  
En Suite: **4-PCE**  
Ttl Baths: **3**

Finished Floor Area

Main: **1854**  
Above Main:  
Below Main:  
Basement: **1769**  
Total: **3623**

Lot Information

Frontage: **0**  
Depth: **0**  
Irregular: **No**  
Acres: **0.208**  
Wtr Frnt:  
Wtr Infl:  
View: **Mountain View, Valley View**

Parking

Prk Cov: **2** RV Park:  
Prk Uncov: Add Prk:  
Prk Spcs: Carport:  
Grg Opt: **Double**  
Grg Dsc: **Attached**

Features

Rentals:	<b>Not Applicable</b>	B&B:	<b>No</b>	Pets:	<b>N/A</b>
Fireplace:	<b>1, Gas, Conventional</b>	Bsmnt:	<b>Full/Separate Entrance, Walkout/Fully Finished</b>		
Construct:	<b>Frame - Wood</b>	Roof:	<b>Wood Shingle</b>		
Foundation:	<b>Concrete</b>	Suites Dsc:	<b>Not Legal</b>		
Exterior Fin:	<b>Stucco</b>	Heat/Cool:	<b>Central Air, Forced Air</b>		
Water:	<b>Municipal</b>	Fuel:	<b>Natural Gas</b>		
Fencing:		Outside Area:			
Pool Type:		Sewage:	<b>Sewer</b>		
Equip/Appl:	<b>Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings</b>				
Flooring:	<b>Carpeting/Wall-to-Wall, Floor Vinyl, Hardwood, Linoleum, Tile</b>				
Structures:	<b>Covered Deck, Deck</b>				
Exterior Feat:	<b>Two Balconies, Underground Sprinkler</b>				
Interior Feat:	<b>Drywall, Island, Skylights, Smoke Detector(s), Vacuum Built-In</b>				
Site Infl:	<b>Easy Access, Golf Nearby, No Thru Road, Park Nearby, Paved Roads, Public Transit Nearby, Quiet Area, Recreation Nearby, Schools Nearby, Shopping Nearby</b>				

Rooms

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Living Room	L1	22'0X18'5	Kitchen	L1	12'10X11'7	Nook	L1	9'10X9'4
Family Room	L1	10'4X9'0	Primary Bedroom	L1	22'5X12'8	Ensuite - Full	L1	
Bathroom - Full	L1		Laundry	L1	10'3X6'6	Garage	L1	22'11X21'0
Deck	L1	42'4X11'11	Bedroom	L1	11'0X10'1	Living Room	B	23'0X20'9
Kitchen	B	22'4X8'1	Dining Room	B	14'1X9'2	Bedroom	B	12'5X15'11
Bathroom - Full	B	9'4X7'5	Bedroom	B	12'9X18'0	Utility	B	18'0X20'10
Storage	B	10'2X6'2	Deck	B	42'4X11'10			

Finance/Tax

Native Res:	<b>No</b>	LR Owner:	<b>No</b>	Taxes:	<b>\$4,787.22</b>	Tax Yr:	<b>2022</b>
Title Held:	<b>Freehold</b>	Terms Sale:	<b>cash; subject to</b>	Court Sale:	<b>No</b>		
Trades:							
Legal Dsc:	<b>Lot 34 Section 28 Township 26 Osoyoos Div. of Yale District Plan 43836</b>						

Remarks

Dtl Loc: **Summit --> Purcell Drive --> Purcell Crt**  
Pub Rmks: **Don't miss out on this walkout mountain & valley view rancher on a highly sought-after quiet no-thru road on Dilworth Mountain, a natural setting close to all the amenities that Kelowna has to offer! Features include an open plan with large windows and ample natural light, hardwood and tile floors, crown molding, granite counters, vaulted ceilings, an island kitchen with tile backsplash, and a master suite with 4 PCE ensuite. The large open basement is set up with a brand new 2 bed inlaw suite with a separate entrance, a full kitchen, and laundry, or can be used as a family/games room with a wet bar instead! Plus there is ample storage space. Extras include central air, 2 large decks, built-in vac, double garage, gas fireplace, new hot water tank, and more!**

Information Deemed Reliable But Cannot Be Guaranteed.