

Residential Client Full

#28 1530 Kelglen Crescent, Kelowna, V1Y 6K7

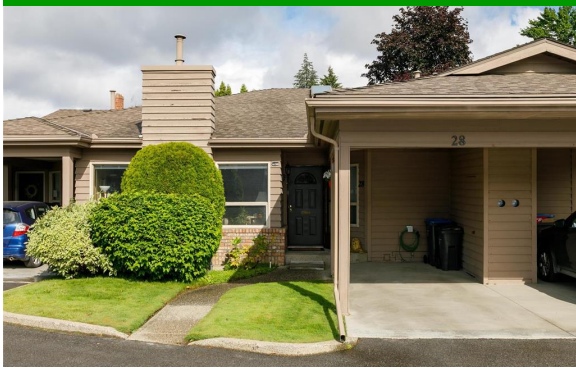
MLS® #: **10258723**
 Zone: **Central Okanagan**

Status: **Active**
 Sub Area: **GL - Glenmore**

PID: **002-489-791**

Price: **\$674,900**
 ADOM: **26**

Price Reduced



General Information

Prop Type: **Strata** Year Built: **1985**
 Type Dwell: **Townhouse** Yr Blt Dsc: **Approximate**
 Style/Story: **Rancher w/Bsmnt** Shop/Den: **-/No**

Layout

Beds: **3**
 Full Baths: **3**
 Half Baths: **0**
 En Suite: **5-PCE**
 Ttl Baths: **3**

Finished Floor Area

Main: **1520**
 Above Main:
 Below Main:
 Basement: **868**
 Total: **2388**

Lot Information

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

Parking

Prk Cov: **1** RV Park:
 Prk Uncov: **1** Add Prk:
 Prk Spcs: Carport: **Single**
 Grg Opt:
 Grg Dsc: **Attached**

Features

Rentals: With Restrictions	B&B: No	Pets: No
Fireplace: 1, Gas, Conventional	Bsmnt: Full/Fully Finished	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Brick, Wood Siding	Heat/Cool: Central Air, Forced Air	
Water: Municipal	Fuel: Natural Gas	
Fencing:	Outside Area:	
Pool Type:	Sewage: Sewer	
Itms Not Inc: kitchen hutch		
Equip/App: Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings		
Flooring: Carpeting/Wall-to-Wall, Laminate, Linoleum, Tile		
Structures: Patio(s)		
Exterior Feat: Private Yard, Underground Sprinkler		
Interior Feat: Drywall, Jetted Tub, Skylights, Smoke Detector(s), Vacuum Built-In		
Site Infl: Central Location, Easy Access, Flat Site, Fully Landscaped, Golf Nearby, Landscaped, Level, Park Nearby, Paved Roads, Public Transit Nearby, Quiet Area, Recreation Nearby, Schools Nearby, Shopping Nearby		

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>
Foyer	L1		Living Room	L1	13'11X17'9	Dining Room	L1	13'11X7'10
Kitchen	L1	10'11X11'7	Family Room	L1	11'8X9'3	Bedroom	L1	10'4X14'9
Bathroom - Full	L1		Primary Bedroom	L1	14'11X11'11	Ensuite - Full	L1	
Rec Room	B	14'11X26'11	Bedroom	B	13'3X15'7	Bathroom - Full	B	
Laundry	B	13'4X11'0	Storage	B	14'9X19'1	Workshop	B	7'9X7'9
Utility	B	13'4X7'10						

Finance/Tax

Native Res: No	LR Owner: No	Taxes: \$2,513.00	Tax Yr: 2021
Title Held: Freehold	Terms Sale: cash	Court Sale: No	
Trades:			
Legal Dsc: STRATA LOT 28 SECTION 20 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN K605			

Strata

Complex: Sandhurst	Laundry: In Unit	Unts in Prj: 32
Gated: Yes	By Laws: Yes	Unts in Bld: 6
Age Restr: No	Stalls: 1	With Restriction: 1
Strata Fees: \$364.81	Stor Locker: No	Stry in Unt: 1
Parking Type: Part of Strata Lot	Storage Type:	
Fee Incl: Contingency Reserve, Insurance, Landscaping, Management, Road Maintenance, Sewer, Snow Removal, Trash Removal, Water		
Amenities: BBQ Allowed, Security Gate		

Remarks

Dtl Loc: Burtch --> Kelglen Crescent
Pub Rmks: Welcome to Sandhurst! Don't miss out on this spacious & centrally located ranch-style townhome with a full basement located on the quiet side of the complex. Located across the street from the Apple Bowl and Parkinson Rec. Centre and just a short walk to the Capri Mall and downtown Kelowna make for a great balance between a quiet home in a central location. Lovingly maintained with 2 bedrooms up, a renovated kitchen, gas fireplace with formal living & dining area plus a family room off the kitchen leading to a private and spacious covered patio. The large basement includes a family/rec room area, an additional bed & bath, laundry plus ample storage space.

Information Deemed Reliable But Cannot Be Guaranteed.