Residential Client Full

1674 Scott Crescent, West Kelowna, V1Z 2Y2

Price: **$899,888**
MLS® #: **10260376** Status: **Active** PID: **004-562-411** ADOM: **26**
Zone: **Central Okanagan** Sub Area: **WKE - West Kelowna Estates**

General Information

Prop Type:	**Single Family Residential**	Year Built:	**1979**
Type Dwell:	**Single Family**	Yr Blt Dsc:	**Approximate**
Style/Story:	**Grade Level Entry**	Shop/Den:	**-/Yes**

Layout

Beds:	**5**
Full Baths:	**4**
Half Baths:	**1**
En Suite:	**More than One**
Ttl Baths:	**5**

Finished Floor Area

Main:	**2200**
Above Main:	
Below Main:	
Basement:	**1903**
Total:	**4103**

Lot Information

Frontage:	**110**
Depth:	**218**
Irregular:	
Acres:	**0.571**
Wtr Frnt:	
Wtr Infl:	

Parking

Prk Cov:		RV Park:	**Yes**
Prk Uncov:	**6**	Add Prk:	
Prk Spcs:		Carport:	
Grg Opt:			
Grg Dsc:			

View: **View, Lake View, Mountain View, City View, Valley View**

Features

Rentals:	**Not Applicable**	B&B:	**No** Pets: **N/A**
Fireplace:	**2, Wood, Conventional**	Bsmt:	**Full, Grade Level Entry/Separate Entrance, Walkout**
Construct:	**Frame - Wood**	Roof:	**Asphalt/Fibreglass Shingles**
Foundation:	**Concrete**	Suites Dsc:	**Not Legal**
Exterior Fin:	**Stucco**	Heat/Cool:	**Forced Air**
Water:	**Municipal**	Fuel:	**Natural Gas**
Fencing:		Outside Area:	
Pool Type:		Sewage:	**Sewer**

Itms Not Inc: **tenants possessions**
Equip/Appl: **Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings**
Flooring: **Carpeting/Wall-to-Wall, Hardwood, Linoleum, Tile**
Structures: **Deck, Shed**
Exterior Feat: **One Balcony, Private Yard**
Interior Feat: **Drywall, Smoke Detector(s)**
Site Infl: **Park Nearby, Park Setting, Paved Roads, Private Setting, Public Transit Nearby, Quiet Area, Recreation Nearby, Schools Nearby, Shopping Nearby, Sloping Site, Storage, Wooded Area**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Foyer	**B**	**13X15**	**Flex Space**	**B**		**Living Room**	**B**	**13X16**
Dining Room	**B**	**13X13**	**Kitchen**	**B**	**15X11**	**Bathroom - Half**	**B**	**5'5X5**
Pantry	**B**	**14X3**	**Den / Office**	**B**	**17X13**	**Bedroom**	**B**	**13X13**
Bathroom - Full	**B**	**10X6'5**	**Storage**	**B**	**11X11**	**Laundry**	**B**	**16X11**
Foyer	**L1**	**7'5X6**	**Primary Bedroom**	**L1**	**16X19**	**Ensuite - Full**	**L1**	**9X7**
Dining Room	**L1**	**12'5X13'5**	**Living Room**	**L1**	**13'5X24**	**Bathroom - Full**	**L1**	**11X12**
Nook	**L1**	**11X7**	**Kitchen**	**L1**	**15X11**	**Bedroom**	**L1**	**11X10**
Bedroom	**L1**	**10X12**	**Primary Bedroom**	**L1**	**15'5X11**	**Ensuite - Full**	**L1**	**5X7**

Finance/Tax

Native Res:	**No**	LR Owner:	**No**	Taxes:	**$3,772.77**	Tax Yr:	**2022**
Title Held:	**Freehold**	Terms Sale:	**cash**	Court Sale:	**No**		

Trades:
Legal Dsc: **Lot 53 District Lot 3866 Osoyoos Div. of Yale District Plan 28354**

Remarks

Dtl Loc: **Westside Road --> Bear Creek Rd --> Scott Crescent**
Pub Rmks: **This spacious home sits on a private .571 of an acre with panoramic lake & city views backing onto crown parkland includes a spacious in-law suite with 1 bed / 1.5 bath + den (or 2nd bedroom) is a must-see! Truly a big house with big views, big rooms & all for a low price! Two master suites up plus a granite island kitchen, wood fireplace, a private back patio, and wrap-around deck to enjoy, relax, and watch the city lights at night. A new roof in 2007 and an updated furnace and hot water tank in 2017 make this home move-in ready! With close proximity to transit, Rose Valley Park, and Elementary school plus just a short drive of all the amenities of Kelowna & West Kelowna, this makes a perfect neighborhood in a quiet natural setting close to town. This home & yard is ready for your ideas, including room for a garage & carriage home, so book your showing today! Motivated Seller.**

Information Deemed Reliable But Cannot Be Guaranteed.