

Residential Client Full

#211 1770 Richter Street, Kelowna, V1Y 0E6 Price: **\$519,900**
 MLS® #: **10260768** Status: **Active** PID: **030-414-903** ADOM: **28**
 Zone: **Central Okanagan** Sub Area: **KS - Kelowna South**

Price Reduced



General Information

Prop Type: **Strata** Year Built: **2018**
 Type Dwell: **Apartment** Yr Blt Dsc: **Actual**
 Style/Story: **One Storey** Shop/Den: **-/No**

Layout

Beds: **2**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **4-PCE**
 Ttl Baths: **2**

Finished Floor Area

Main: **825**
 Above Main:
 Below Main:
 Basement:
 Total: **825**

Lot Information

Frontage:
 Depth:
 Irregular:
 Acres:
 Wtr Frnt:
 Wtr Infl:
 View: **Waterfront Nearby
Mountain View**

Parking

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

Features

Rentals: Yes	B&B: No	Pets: W/RE
Fireplace:	Bsmt:	
Construct: Frame - Wood	Roof:	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Brick, Hardie Board	Heat/Cool: A/C Wall Unit(s), Electric Baseboards	
Water: Municipal	Fuel: Electricity	
Fencing:	Outside Area:	
Pool Type:	Sewage: Sewer	
Itms Not Inc: tenants belongings		
Equip/App: Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings		
Flooring: Carpeting/Wall-to-Wall, Floor Vinyl		
Structures: Deck		
Exterior Feat: One Balcony		
Interior Feat: Drywall, Fire Sprinkler System, Island, Smoke Detector(s)		
Site Infl: Central Location, Downtown Core, Easy Access, Flat Site, Fully Landscaped, Golf Nearby, Landscaped, Level, Park Nearby, Park Setting, Paved Roads, Public Transit Nearby, 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>
Kitchen	L1	9'10X12'7	Living Room	L1	11'10X11'7	Deck	L1	9'2X9'0
Primary Bedroom	L1	10'3X9'9	Ensuite - Full	L1		Bathroom - Full	L1	
Bedroom	L1	9'6X9'2	Laundry	L1				

Finance/Tax

Native Res: No	LR Owner: No	Taxes: \$2,062.00	Tax Yr: 2021
Title Held: Freehold	Terms Sale: cash	Court Sale: No	
Trades:			
Legal Dsc: Strata Lot 28 District Lot 139 Osoyoos Div. of Yale District Strata Plan EPS4976			

Strata

Complex: Central Green One	Laundry: In Unit	Unts in Prj: 83
Gated: No	By Laws: Yes	Unts in Bld: 83
Age Restr:	Rent Allow: Yes	Stry in Bld: 4
Strata Fees: \$316.74	Storage Type: LCP - Limited Common Property	Stry in Unt: 1
Parking Type: LCP - Limited Common Property		
Fee Incl: Contingency Reserve, Insurance, Landscaping, Management, Sewer, Snow Removal, Trash Removal, Water		
Amenities: Common Entry, Elevator, Secure Parking, Secured Entry, Storage Area		

Remarks

Dtl Loc: **Corner of Richter & Harvey**
 Pub Rmks: **Enjoy the Downtown lifestyle at Central Green! This spacious condo offers over 800 sqft, 2 bed, 2 bath with a split bedroom floorplan, stunning park & green space views. Centrally located amenities include close proximity to restaurants, and bars, plus the beach & Okanagan Lake. Features include a modern island kitchen equipped with stainless steel appliances, quartz counters, and a tile backsplash. A bright open great room with vinyl plank flooring and oversized windows provides an abundance of natural light and to enjoy the lush green views. The large master bedroom features plenty of closet space and a 4 piece ensuite. In-suite laundry, a private covered deck, 1 underground secured Parking Stall, and a storage locker rounds out this amazing package. Central Green has no Age Restrictions, allows Monthly rentals allowed, and is pet friendly with a dog park on the corner of Rowcliffe & Richter!**

Information Deemed Reliable But Cannot Be Guaranteed.