

Residential Client Full

#1 149 Snowsell Street, Kelowna, V1V 1Z1
 MLS® #: **10260276** Status: **Preactive** PID: **023-878-240**
 Zone: **Central Okanagan** Sub Area: **NG - North Glenmore**

Price: **\$599,900**
 DOM:



General Information

Prop Type: **Strata** Year Built: **1997**
 Type Dwell: **Townhouse** Yr Blt Dsc: **Approximate**
 Style/Story: **Grade Level Entry** Shop/Den: **No/No**

Layout

Beds: **3**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **4-PCE**
 Ttl Baths: **2**

Finished Floor Area

Main: **1415**
 Above Main:
 Below Main: **254**
 Basement:
 Total: **1669**

Lot Information

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

Parking

Prk Cov: **1** RV Park: **No**
 Prk Uncov: **1** Add Prk: **No**
 Prk Spcs: Carport:
 Grg Opt: **Single**
 Grg Dsc: **Attached**

Features

Rentals: Yes	B&B: No	Pets: W/RE
Fireplace:	Bsmt: Grade Level Entry, Part/Fully Finished	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Stucco	Heat/Cool: Central Air, Forced Air	
Water: Municipal	Fuel: Natural Gas	
Fencing:	Outside Area:	
Pool Type:	Sewage: Sewer	
Itms Not Inc: tenants possessions		
Equip/App: Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings		
Flooring: Floor Vinyl		
Exterior Feat: Two Balconies		
Interior Feat: Drywall, Smoke Detector(s)		
Site Infl: Central Location, Corner Site, Easy Access, Family Oriented, 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	6'3X8'7	Laundry	L1		Garage	L1	15'4X19'5
Living Room	L2	12'10X21'10	Dining Room	L2	10'4X12'2	Deck	L2	11'7X5'10
Bedroom	L2	11'5X12'7	Bathroom - Full	L2		Bedroom	L2	10'7X12'4
Kitchen	L2	10'0X8'8	Nook	L2	9'1X6'9	Primary Bedroom	L2	15'0X11'11
Ensuite - Full	L2		Deck	L2	10'5X8'0			

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$2,719.00** Tax Yr: **2021**
 Title Held: **Freehold** Terms Sale: **cash** Court Sale: **No**
 Trades:
 Legal Dsc: **Strata Lot 3 Section 4 Township 23 Osoyoos Div. of Yale District Strata Plan KAS1943**

Strata

Complex: Wyndham Gardens	Laundry: In Unit	Unts in Prj: 4
Gated: No	By Laws: Yes	Unts in Bld: 4
Age Restr:	Rent Allow: Yes	Stry in Bld: 2
Strata Fees: \$25.00	Storage Type:	Stry in Unt: 2
Parking Type: Part of Strata Lot		
Fee Incl:		
Amenities:		

Remarks

Dtl Loc: **Corner of Wyndham and Snowsell**
 Pub Rmks: **Don't miss out on this desirable North Glenmore townhome! This updated 3 Bedroom and 2 Bath TOP FLOOR townhouse will not disappoint. Spacious open plan with lots of natural and generously sized rooms throughout the unit - Recent updates include appliances, a/c, furnace, HWT, kitchen, bathrooms, roof, paint, flooring, and more. Close to schools, shopping and transit, and all the amenities of town. No age or rental restrictions, one small dog under 16" in height and two small indoor pets are allowed.**

Information Deemed Reliable But Cannot Be Guaranteed.