

# Listing Crossproperty Client Full

**#3217 1990 Upper Sundance Drive, West Kelowna, V4T 3E7**

Price: **\$479,900**

MLS® #: **10262544**  
Zone: **Central Okanagan**

Status: **Active** PID: **027-784-231**  
Sub Area: **SHLK - Shannon Lake**

ADOM: **1**

**New Listing!**



General Information

Prop Type: **Strata**  
Type Dwell: **Apartment**  
Style/Story: **One Storey**

Year Built: **2008**  
Yr Blt Dsc: **Actual**  
Shop/Den: **No/No**

Layout

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

Finished Floor Area

Main: **1033**  
Above Main:  
Below Main:  
Basement:  
Total: **1033**

Lot Information

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

Parking

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

Features

Rentals: <b>Yes</b>	B&B: <b>No</b>	Pets: <b>W/RE</b>
Fireplace:	Bsmt:	
Construct: <b>Frame - Wood</b>	Roof: <b>Asphalt/Fibreglass Shingles</b>	
Foundation: <b>Concrete</b>	Suites Dsc:	
Exterior Fin: <b>Stone, Stucco</b>	Heat/Cool: <b>Central Air, Forced Air</b>	
Water: <b>Municipal</b>	Fuel: <b>Natural Gas</b>	
Fencing:	Outside Area:	
Pool Type: <b>Outdoor Pool, Inground Pool, On Ground</b>	Sewage: <b>Sewer</b>	
Itms Not Inc: <b>tenants possessions</b>		
Equip/Appl: <b>Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings</b>		
Flooring: <b>Carpeting/Wall-to-Wall, Tile</b>		
Structures: <b>Covered Deck</b>		
Exterior Feat: <b>One Balcony</b>		
Interior Feat: <b>Drywall, Fire Sprinkler System, Island, Smoke Detector(s)</b>		
Site Infl: <b>Fully Landscaped, Golf Nearby, Landscaped, Park Nearby, Paved Roads, Public Transit Nearby, Quiet Area, Recreation Nearby, Schools Nearby, Shopping Nearby</b>		

Rooms

Room	⌊	Dimensions	Room	⌊	Dimensions	Room	⌊	Dimensions
Primary Bedroom	L1	15'2X13'6	Ensuite - Full	L1	4'9X8'6	Bedroom	L1	16'3X10'1
Bathroom - Full	L1	4'8X8'6	Living Room	L1	11'2X14'7	Kitchen	L1	9'3X10'7
Dining Room	L1	10'11X8'7	Foyer	L1	7'2X8'11	Deck	L1	20'11X5'10

Finance/Tax

Native Res: <b>No</b>	LR Owner: <b>No</b>	Taxes: <b>\$1,869.38</b>	Tax Yr: <b>2022</b>
Title Held: <b>Freehold</b>	Terms Sale: <b>cash</b>	Court Sale: <b>No</b>	
Trades:			
Legal Dsc: <b>Strata Lot 65 District Lot 2044 Osoyoos Div. of Yale District Strata Plan KAS3575</b>			

Strata

Complex: <b>Sundance Ridge</b>	Laundry: <b>In Unit</b>	Units in Prj: <b>116</b>
Gated: <b>No</b>	By Laws: <b>Yes</b>	Units in Bld: <b>47</b>
Age Restr: <b>1</b>	Stalls: <b>1</b>	Stry in Bld: <b>3</b>
Strata Fees: <b>\$451.44</b>	Stor Locker: <b>Yes</b>	Stry in Unt: <b>1</b>
Parking Type: <b>LCP - Limited Common Property</b>	Storage Type: <b>CP - Assigned by Strata</b>	
Fee Incl: <b>Contingency Reserve, GAS, Heat, Insurance, Landscaping, Maintenance Hot Water, Management, Recreational Facilities, Road Maintenance, Sewer, Snow Removal, Trash Removal, Water</b>		
Amenities: <b>BBQ Allowed, Common Entry, Elevator, Secure Parking, Storage Area, Swirl Pool</b>		

Remarks

Dtl Loc: **Shannon Lake Rd --> Shannon Way --> Upper Sundance**  
Pub Rmks: **Welcome to Sundance Ridge. This 2 bedroom, 2 bathroom corner unit condo with mountain views is located in quiet yet central Shannon Lake which boasts close proximity to transit, schools, golf, parks, hiking, shopping & more in West Kelowna! This unit has ample natural light, and generous room sizes with open concept inc. granite countries and tile flooring. This well-run complex's amenities including a pool, hot tub and guest suite plus hot water, heating & central air are all included in your monthly fee. Pets are allowed & rentals are allowed and no age restrictions 1 underground parking stall & storage locker are included.**

Information Deemed Reliable But Cannot Be Guaranteed.