

Residential Full w/photos

1505 Dickson Avenue, Kelowna, V1Y 4B6

MLS® #: **10078820**
Zone: **Central Okanagan**

Status: **Active**
Sub Area: **SFS - Springfield/Spall**

PID: **018-642-845**

Price: **\$339,000**
Orig Price: **\$349,000**
ADOM: **71**



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Duplex (Half)**
Style/Story: **Two Storey**

Year Built: **1994**
Yr Blt Dsc: **Approximate**
Shop/Den: **No/No**

Layout

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

Finished Floor Area

Main: **854**
Above Main: **728**
Below Main:
Basement:
Total: **1582**

Lot Information

Frontage: **68**
Depth: **105**
Irregular: **No**
Acres: **0.09**
Wtr Frnt:
Wtr Infl:
View:

Parking

Prk Cov: **4** RV Park: **No**
Prk Uncov: **4** Add Prk: **No**
Prk Spcs: **4** Carport: **Single**
Grq Opt:
Grq Dsc:

Listing Information

List Date: **03/25/2014** Hold Date:
Exp Date: **03/26/2014** Act Date:
Permit Pub: **Yes** P MLS.CA: **Yes** Cncl Type: **Yes** Last Mod: **05/06/2014**
X List F#: X List C#: Cncl Date: **Yes** Sbj Rmv:
TC Length: Intr MLS#: **Yes**
World Property: **Yes**

Features

Wood Stove: **Yes** ByLaws Avl: **No** Handicap Eq: **No** Gated: **No**
Rentals: **0** Pets: **Yes**
Fireplace: **Frame - Wood**
Construct: **Concrete**
Foundation: **Vinyl**
Exterior Fin: **Municipal**
Water: **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings**
Fencing: **Floor Vinyl, Hardwood, Laminate, Partial Carpet**
Pool Type: **Patio(s)**
Equip/Appl: **Underground Sprinkler**
Flooring: **Central Location, Schools Nearby, Shopping Nearby**
Structures: **Central Location, Schools Nearby, Shopping Nearby**
Exterior Feat: **Central Location, Schools Nearby, Shopping Nearby**
Site Infl: **Central Location, Schools Nearby, Shopping Nearby**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	11'6X15	Dining Room	L1	8X11'6	Kitchen	L1	11X13
Master Bedroom	L1	11X15	Bedroom	L2	11X14	Bedroom	L2	11'6X13
Bedroom	L2	8'6X13	Ensuite - Full	L1		Bathroom - Full	L2	
Patio	L1	8X10						

Title

Title Held: **Freehold** Terms Sale: **No** Court Sale: **No** Fract Int:
Assign Cont: **No** Poss: **Conventional**
Trades:

Levies/Tax

Native Res: **No** Survey: **No** Levies: **No Levies** Stat Tax: **Assessed**
LR Owner: **No** Spc Imprv: **Tenant** Taxes: **\$2,100.00**
Sell Discse: **Duplex** Tax Yr: **2013**
Re-Zone: **Duplex** Ttl Asmnt:
Zone Typ: **Duplex**
Non-Fin Enc:

Seller Nm: **Martin McDermott & Andre Arsenault**
Tenant Nm: **Alena**
Legal Dsc: **Lot B, Plan KAS1392, DL 141, ODYD**

Phone: **250-317-9996**

Office Information

List Brk: **RE/MAX Kelowna**
List Rep: **Patricia Livingstone**
Comm: **3.5 % on 1st \$100,000 & 1.5% on Balance**

Phone: **250-717-5000**
Phone: **250-317-7339**

Remarks

Dtl Loc: **Burtch to Dickson**
Pub Rmks: **INVESTOR ALERT! Fully rented furnished with great tenants, half duplex 4 bdrms, 2 baths, \$2200/month income.**

Rep Rmks:

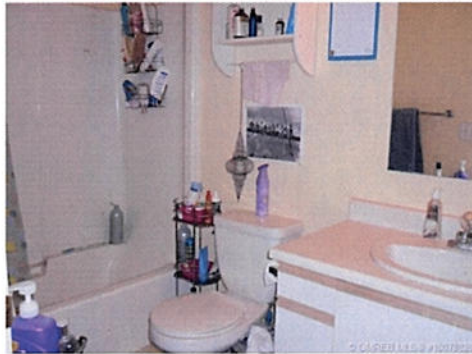
Int Rmks:

List Brochure:

Show Inst:

A Shw Inst:

Master on main. Modern eat-in kitchen, includes all appliances (newer stove) & furnishings. New hardwood in one bedroom. Lots of parking. Central location.
INVESTOR ALERT! Fully rented furnished with great tenants, half duplex 4 bdrms, 2 baths, \$2200/month income. Master on main. Modern eat-in kitchen, includes all appliances (newer stove) & furnishings. New hardwood in one bedroom. Lots of parking. Central location. 4 tenants paying \$550/month want to stay until the end of summer and then there is a school down the street that wants to put tenants in there for a 2 year term.
INVESTOR ALERT! Fully rented furnished with great tenants, half duplex 4 bdrms, 2 baths, \$2200/month income. Master on main. Modern eat-in kitchen, includes all appliances (newer stove) & furnishings. New hardwood in one bedroom. Lots of parking. Central location. For showing please call Patricia 250-317-7339
<http://www.patliving.com>
Call REALTOR®, TouchBase
24 hr notice for showings please. Tenants very cooperative.



Information Deemed Reliable But Cannot Be Guaranteed