

Residential Full w/photos

2261 Nelson Road, Kelowna, V1Y 7Z3

MLS® #: **10083161**

Zone: **Central Okanagan**

Status:

Sub Area:

Active

SFS - Springfield/Spall

PID: **008-487-316**

Price: **\$474,900**

Orig Price: **\$474,900**

ADOM: **4**



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family**
Style/Story: **Bi-Level**

Year Built: **1968**
Yr Blt Dsc: **Approximate**
Shop/Den: **Yes/No**

Layout

Beds: **3**
Full Baths: **2**
Half Baths: **0**
En Suite: **No Ens. Baths**
Ttl Baths: **2**

Finished Floor Area

Main: **1040**
Above Main:
Below Main:
Basement: **930**
Total: **1970**

Lot Information

Frontage: **103.5**
Depth: **145.5**
Irregular:
Acres: **0.35**
Wtr Frnt:
Wtr Infl:
View: **Mountain View**

Parking

Prk Cov: **3** RV Park: **Yes**
Prk Uncov: **6** Add Prk: **Yes**
Prk Spcs: Carport:
Grg Opt: **Single**
Grg Dsc: **Attached, Detached**

List Date: **05/30/2014**

Exp Date:

Permit Pub: **Yes**

X List F#:

TC Length:

World Property: **No**

Hold Date:

Act Date: **06/02/2014**

P MLS.CA: **Yes**

X List C#:

Cncl Type:

Cncl Date:

Incl MLS.CA: **Yes**

Link List#:

Last Mod: **06/03/2014**

Sbj Rmv:

Incl Addr: **Yes**

Intr MLS#:

Features

Wood Stove:
Rentals: **Not Applicable**

ByLaws Avl:

Handicap Eq: **Yes**

Gated:

Pets: **N/A**

Fireplace:

Construct: **Frame - Wood**

Foundation: **Concrete**

Exterior Fin: **Stucco**

Water: **Municipal**

Fencing:

Pool Type:

Itms Not Inc: **Back wheelchair lift off sunroom.**

Equip/Appl: **Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings**

Flooring: **Carpeting/Wall-to-Wall, Floor Vinyl**

Structures: **Shed, Workshop**

Exterior Feat: **Fenced Yard, Garden, Private Yard, Underground Sprinkler**

Interior Feat: **Central Air, Smoke Detector(s)**

Site Infl: **Central Location, Easy Access, Flat Site, Fruit Trees, Fully Landscaped, Landscaped, Level, No Thru Road, Park**

Nearby, Paved Roads, Public Transit Nearby, Recreation Nearby, Schools Nearby, Shopping Nearby

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	19'4X12'5	Dining Room	L1	9'7X12'5	Kitchen	L1	11'9X10'7
Sunroom	L1	11'8X20'8	Bathroom - Full	L1		Master Bedroom	L1	12'1X12'9
Bedroom	L1	10'9X10'2	Family Room	B	12'6X18'11	Summer kitchen	B	9'11X19'9
Bathroom - Full	B		Bedroom	B	12'2X15'4	Laundry	B	11X10

Title Held: **Freehold**

Assign Cont: **No**

Trades:

Terms Sale:

Poss:

Court Sale: **No**

Cont Dsc:

Title Form: **Conventional**

Fract Int:

Native Res: **No**

LR Owner: **No**

Sell Discse: **NODISC**

Survey: **No**

Spc Imprv:

Fin Stmnts:

Levies: **No Levies**

Imprv: **\$150,000.00**

Occupied By: **Other**

Stat Tax: **Assessed**

Taxes: **\$2,934.00**

Tax Yr: **2014**

Re-Zone:

Zone Typ: **Residential-Low Density**

Non-Fin Enc: **Restrictive Covenant**

Seller Nm: **Edith Miller**

Legal Dsc: **Lot 5, DL 126, ODYD, Plan 16984**

Zone Code: **RU1**

Lnd Asmnt: **\$285,000.00**

Zone STyp: **Single family dwelling**

Ttl Asmnt: **\$435,000.00**

Phone:

List Brk: **Royal LePage Kelowna**

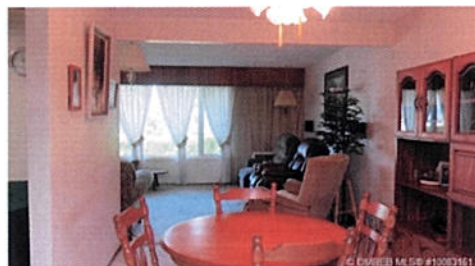
List Rep: **Joanne Willmott**

Comm: **3.5% on the 1st \$100,000 & 1.5% on the balance**

Phone: **250-860-1100**

Phone: **250-870-8788**

Dtl Loc: **Burtch to Guisachan to Nelson**
 Pub Rmks: **Super potential! .35 acre lot in town, close to all amenities. City says they would support rezoning to allow a carriage house. Original, solid and well-maintained home has some updates and has been retrofit to allow wheelchair access. Lower level is easy to suite with entrance, summer kitchen and laundry. Attached single garage PLUS detached garage (220V) AND RV parking! Fruit trees and garden. New hot water tank too!**
 Rep Rmks: **City says they would support rezoning to allow a carriage house (RU1C). Property also has a well (previously for irrigation, but not been used for a few years). Summer kitchen & laundry down - easy to suite. Upstairs enclosed sun room has washer hookup. Attached gar + detached garage/shop (220V) & RV parking. Home needs modern updates, but is very well-maintained & has been retrofit for wheelchair access. New gas hot water tank. Lower level wood stove was replaced with gas heater.**
 Int Rmks: **Amazing potential within steps to all amenities - schools, shops, parks - you name it! Well-maintained 3 bedroom home on .35 acre with attached garage and detached shop/garage (220V) plus RV parking! New gas hot water tank too! Central air, mid-efficiency furnace, u/g irrigation, newer flooring and summer kitchen down with new cabinetry, which would make this home super easy to suite! Laundry/mud room down (with outside access) and enclosed sun room (200 sqft not included in finished square footage) with skylights and garden doors to the back yard. Fruit trees and garden for your family to enjoy. Home has been retrofit to accommodate a wheelchair up, but could easily be put back to original state. City of Kelowna says they would support a carriage house on the property with minor zoning change from RU1 to RU1C. Proudly marketed by Joanne Willmott of Royal LePage Kelowna. Please call direct for more information: 250-870-8788.**
 Show Inst: **Call REALTOR®, TouchBase**
 A Shw Inst: **Easy to show. Courtesy call first please.**





Information Deemed Reliable But Cannot Be Guaranteed

