

Residential Full w/photos

2056 Pandosy Street, Kelowna, B.C., V1Y 1S3

MLS® #: **10078657**
Zone: **Central Okanagan**

Status: **Active**
Sub Area: **KS - Kelowna South**

PID: **012-494-445**

Price: **\$535,000**
Orig Price: **\$535,000**
ADOM: **107**



General Information

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

Year Built: **1964**
Yr Blt Dsc: **Approximate**
Shop/Den: **No/Yes**

Layout

Beds: **4**
Full Baths: **0**
Half Baths: **3**
En Suite: **No Ens. Baths**
Ttl Baths: **3**

Finished Floor Area

Main: **1393**
Above Main: **1393**
Below Main: **1393**
Basement: **2786**
Total: **2786**

Lot Information

Frontage: **74.8**
Depth: **241.8**
Irregular: **No**
Acres: **0.45**
Wtr Frnt: **Waterfront Nearby**
Wtr Infl: **View, City View**
View: **View, City View**

Parking

Prk Cov: **2** RV Park: **Yes**
Prk Uncov: **6** Add Prk: **Yes**
Prk Spcs: **Double**
Grg Opt: **Other (See Remarks)**
Grg Dsc: **Other (See Remarks)**

Listing Information

List Date: **03/23/2014**
Exp Date: **Yes**
Permit Pub: **Yes**
X List F#: **Yes**
TC Length: **Yes**
World Property: **Yes**

Hold Date: **03/24/2014**
Act Date: **Yes**
P MLS.CA: **Yes**
X List C#: **Yes**

Cncl Type: **Yes**
Cncl Date: **Yes**
Incl MLS.CA: **Yes**
Link List#: **Yes**

Last Mod: **06/02/2014**
Sbj Rmv: **Yes**
Incl Adrs: **Yes**
Intr MLS#: **Yes**

Features

Wood Stove: **With Restrictions**
Rentals: **2, Wood, Conventional**
Fireplace: **Frame - Wood**
Construct: **Concrete**
Foundation: **Wood Siding**
Exterior Fin: **Municipal**
Water: **Dishwasher, Window Coverings**
Fencing: **Carpeting/Wall-to-Wall, Floor Vinyl, Partial Carpet**
Pool Type: **Deck, Patio(s), Shed**
Equip/Appl: **One Balcony, Private Yard, Underground Sprinkler**
Flooring: **Central Air, Drywall, Security System, Smoke Detector(s)**
Structures: **Central Location, Easy Access, Flat Site, Fully Landscaped, Golf Nearby, Landscaped, Level, Other (See Remarks),**
Exterior Feat: **Park Nearby, Paved Roads, Public Transit Nearby, Recreation Nearby, Schools Nearby, Shopping Nearby, Storage**
Interior Feat: **Central Air, Drywall, Security System, Smoke Detector(s)**
Site Infl: **Central Location, Easy Access, Flat Site, Fully Landscaped, Golf Nearby, Landscaped, Level, Other (See Remarks),**

Handicap Eq: **Yes**
Gated: **No**
Pets: **N/A**
Bsmt: **Full/Separate Entrance/Fully Finished**
Roof: **Asphalt/Fibreglass Shingles**
Suites Dsc: **Central Air, Forced Air**
Heat/Cool: **Natural Gas**
Fuel: **Sewer**
Outside Area: **Sewer**
Sewage: **Sewer**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	21'X14'	Dining Room	L1	13'X12'	Kitchen	L1	12'X12'
Master Bedroom	L1	12'6"X11'6"	Bedroom	L1	12'6"X10'6"	Bedroom	B	13'X11'6"
Bedroom	B	12'X11'	Bathroom - Half	B	7'X4'10"	Bathroom - Half	L1	10'X8'4"
Rec Room	B	28'8"X13'6"	Games Room	B	24'6"X11'	Deck	L1	24'X21'
Den / Office	L1	10'X8'	Bathroom - Half	L1	7'X3'			

Title

Title Held: **Freehold**
Assign Cont: **No**
Trades: **Negotiable**
Terms Sale: **No**
Poss: **Will sell or lease option**
Court Sale: **No**
Cont Dsc: **Non-Strata**
Title Form: **Non-Strata**
Fract Int: **Non-Strata**

Legal/Tax

Native Res: **No**
LR Owner: **No**
Sell Discse: **OTHER**
Survey: **No**
Spc Imprv: **RU1**
Fin Stmnts: **RU1**
Levies: **No Levies**
Imprv: **Tenant**
Occupied By: **Tenant**
Stat Tax: **Assessed**
Taxes: **\$7,487.00**
Tax Yr: **2013**
Re-Zone: **Unknown**
Zone Typ: **Residential-Low Density**
Non-Fin Enc: **Other (See Remarks)**
Seller Nm: **Monk, Alan & Diana**
Tenant Nm: **Lot 2, Block 8, District Lot 14, Plan 348, LD41, ODYD, Except Plan KAP77340**
Legal Dsc: **Lot 2, Block 8, District Lot 14, Plan 348, LD41, ODYD, Except Plan KAP77340**
Lnd Asmnt: **Single detached residential**
Zone STyp: **Single detached residential**
Phone: **colb**
Ten.Phone: **colb**
Ttl Asmnt: **\$510,000.00**

Office Information

List Brk: **Royal LePage Kelowna**
List Rep: **Jack Peters**
Comm: **3.0% on the first \$100,000. and 1.25% on the balance**
Phone: **250-860-1100**
Phone: **250-215-3925**

Dtl Loc: North of the corner of Pandosy Street and Cadder Avenue (lake side of Pandosy St.), 3 blocks to Okanagan Lake and beaches, 2 blocks to Kelowna General Hospital and 7 blocks to downtown Kelowna

Pub Rmks: Rare find!! .45 acre property with 2,786 sf house and 2 car attached carport, 4 bedrooms, 3 baths. lift for wheel chair, 2 brick fireplaces and walk out basement. Large kitchen/dining area with sliding glass doors opening onto a large 24' x 21' deck over the carport with stairs to access the backyard. Vinyl floors. New carpets in all bedrooms, office, living room, game and recreation room. Dual gas furnaces, newer hot water tank, Central forced air gas heating and underground sprinkler systems. Zoned RU1 with opportunity to re-zone to carriage house, or potential for a stratification for 2 houses. Existing house is positioned on the front 1/2 of the lot with a private, massive backyard. (This property was renovated to use as an office/meeting rooms for a specific use by Interior Health). Another feature:15 zone alarm system, 16 T-lines, and 27 D-lines.

Rep Rmks: Current zoning is residential with an exception for specific use for Mental Health counselling. Great potential .45 acre lot, Carriage house or perhaps Stratification and have two strata titled houses. Property was renovated for Interior Health to use bedrooms as offices, living room. and 2 basement recreation rooms for group gatherings. Kitchen area intact with dishwasher. 4 beds/ 3 baths 16 telephone jacks and 27 D-lines.Very clean !!Security system in effect, Tenant in place 24 hr req'd

Int Rmks: Rare find!! .45 acre property with 2,786 sf house and 2 car attached carport, 4 bedrooms, 3 baths. lift for wheel chair, 2 brick fireplaces and walk out basement. Large kitchen/dining area with sliding glass doors opening onto a large 24' x 21' deck over the carport, with stairs to access the backyard. Vinyl floors. New carpets in all bedrooms, office, living room, game and recreation rooms. Dual gas furnaces, newer hot water tank, Central forced air gas heating and underground sprinkler systems. Zoned RU1 with opportunity to re-zone to carriage house, or potential for a stratification for 2 houses. Existing house is positioned on the front 1/2 of the lot with a massive private backyard. (This property was renovated to use as an office and meeting rooms for a specific use by Interior Health. The building could continue to be used for a counselling and care facility for individuals suffering from mental conditions, with no overnight service. Another feature is the 15 zone alarm system, 16 T-lines, and 27 D-lines. Call Jack to arrange for an appointment to view, 250-215-3925 or 250-868-5912 Quote 2056 or Toll Free at 1-800-421-3214.

Show Inst: Call REALTOR®

A Shw Inst: Call Realtor for all showing. Tenant - 24 hour notice required. Property also available for lease for residential purposes or very specific uses in the mental health field. Security system in operation, appointments necessary.





Information Deemed Reliable But Cannot Be Guaranteed