

Residential Full w/photos

1722 Cathy Court, Kelowna, V1P 1L4

MLS® #: **10088287**
Zone: **Central Okanagan**

Status: **Active**
Sub Area: **BL - Black Mountain**

PID: **005-967-104**

Price: **\$389,900**
Orig Price: **\$389,900**
ADOM: **18**



General Information

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

Year Built: **1976**
Yr Blt Dsc: **Approximate**
Shop/Den: **-/No**

Layout

Beds: **4**
Full Baths: **2**
Half Baths: **1**
En Suite: **No Ens. Baths**
Ttl Baths: **3**

Finished Floor Area

Main: **1200**
Above Main:
Below Main:
Basement: **850**
Total: **2050**

Lot Information

Frontage: **67**
Depth: **130**
Irregular:
Acres: **0.22**
Wtr Frnt:
Wtr Infl:
View: **View, Mountain View**

Parking

Prk Cov: **1** RV Park: **Yes**
Prk Uncov: **6** Add Prk: **Yes**
Prk Spcs: Carport: **Single**
Grp Opt:
Grp Dsc:

List Date: **09/03/2014** Hold Date:
Exp Date: **Yes** Act Date: **09/06/2014**
Permit Pub: **Yes** P MLS.CA: **Yes**
X List F#: X List C#:
TC Length:
World Property:

Cncl Type: **09/23/2014**
Cncl Date:
Incl MLS.CA: **Yes**
Link List#:
Last Mod: **09/23/2014**
Sbj Rmv:
Incl Addr: **Yes**
Intr MLS#:

Wood Stove: **Yes** ByLaws Avl:
Rentals: **Not Applicable**
Fireplace: **2, Wood, Conventional**
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Aluminum, Brick, Stucco**
Water: **Irrigation District**
Fencing:
Pool Type:
Equip/App: **Dishwasher, Dryer, Refrigerator, Washer, Window Coverings**
Flooring: **Floor Vinyl, Laminate, Partial Carpet**
Exterior Feat: **Fenced Yard, Garden, One Balcony, Private Yard**
Site Infl: **Airport Nearby, Easy Access, Family Oriented, Golf Nearby, Highway Access, Landscaped, Park Nearby, Paved Roads, Private Setting, Public Transit Nearby, Quiet Area, Recreation Nearby, Schools Nearby, Shopping Nearby**

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	16'X14'6"	Dining Room	L1	10'X10'	Kitchen	L1	10'X15'5"
Nook	L1	9'X9'8"	Master Bedroom	B	13'X11'4"	Bedroom	L1	10'X9'
Bathroom - Full	L1	11'3"X6'6"	Bathroom - Half	L1	3'9"X6'	Family Room	B	18'X23'11"
Bedroom	B	10'3"X9'8"	Bedroom	B	9'2"X11'3"	Bathroom - Full	B	4'3"X11'
Deck	L1	22'6"X12'6"						

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

Native Res: **No** Survey: **No** Levies: **No Levies** Stat Tax:
LR Owner: **No** Spc Imprv: **No** Imprv: **Seller** Taxes: **\$2,686.00**
Sell Disclose: Fin Stmnts: Occupied By: Tax Yr: **2014**
Re-Zone: Zone Code: **SFD** Lnd Asmnt: Ttl Asmnt:
Zone Typ:

Non-Fin Enc:
Seller Nm: **Diane Geisheimer** Phone:
Legal Dsc: **Plan KAP24361, Lot 131, Section 18, Township 27, ODYD 41**

List Brk: **RE/MAX Kelowna** Phone: **250-717-5000**
List Rep: **Betsy Price** Phone: **250-212-5520**
Comm: **3 1/2% on the first \$100,000 and 1 1/2% on the balance**

Dtl Loc: **Hwy 33 to Black Mountain Drive, L on Oswell, R on Cathy Crt**
Pub Rmks: **Welcome to this four bedroom two bath family home located in the Black Mountain stunning mountain views located**

on a quiet cul de sac close to schools, transit, golf courses, and just 45 minutes from Big White. The main floor has two bedrooms with room for a 3rd Bedroom, a large kitchen, dinning room, living room with a fireplace, a half bath in the master bedroom and a large main bathroom. Also the main floor has a really large peaceful deck with with beautiful mountain and backyard views. The downstairs is easily suitable. It already has two bedrooms with a separate entrance, a summer kitchen, a full bathroom and nice new flooring.

Rep Rmks:
Int Rmks:

Welcome to this four bedroom two bath family home located in the Black Mountain stunning mountain views located on a quiet cul de sac close to schools, transit, golf courses, and just 45 minutes from Big White. The main floor has two bedrooms with room for a 3rd Bedroom, a large kitchen, dinning room, living room with a fireplace, a half bath in the master bedroom and a large main bathroom. Also the main floor has a really large peaceful deck with with beautiful mountain and backyard views. The downstairs is easily suitable. It already has two bedrooms with a separate entrance, a summer kitchen, a full bathroom and nice new flooring. To view please contact Betsy Price RE/MAX Kelowna 250-212-5520

Show Inst:
A Shw Inst:

Call REALTOR®, Lock Box, Restricted Hours, TouchBase
Call Betsy Price 250-212-5520





Information Deemed Reliable But Cannot Be Guaranteed