

Residential Full w/photos

4139 Wallace Hill Road, Kelowna, V1W 4B6

MLS® #: **10100709**
Zone: **Central Okanagan**

Status: **Active**
Sub Area: **SE - South East Kelowna**

PID: **002-221-934**

Price: **\$741,900**
Orig Price: **\$741,900**
ADOM: **25**



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family w/Acreage**
Style/Story: **One and a half**

Year Built: **1981**
Yr Blt Dsc: **Approximate**
Shop/Den: **No/Yes**

Layout

Beds: **7**
Full Baths: **3**
Half Baths: **1**
En Suite: **3-PCE**
Ttl Baths: **4**

Finished Floor Area

Main: **1520**
Above Main: **1290**
Below Main:
Basement: **1010**
Total: **3820**

Lot Information

Frontage: **0**
Depth: **0**
Irregular: **Yes**
Acres: **2.54**
Wtr Frnt:
Wtr Infl:
View:

Parking

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

Listing Information

List Date: **05/29/2015** Hold Date:
Exp Date: **Yes** Act Date: **05/29/2015**
Permit Pub: **Yes** P MLS.CA: **Yes**
X List F#: X List C#: **Yes**
TC Length:
World Property:

Cncl Type:
Cncl Date:
Incl MLS.CA: **Yes**
Link List#:
Last Mod: **05/30/2015**
Sbj Rmv:
Incl Adrs: **Yes**
Intr MLS#:

Features

Wood Stove: **Not Applicable** ByLaws Avl:
Rentals: **2, Wood** Handicap Eq: **No** Gated: **N/A**
Fireplace: **Frame - Wood** Bsmt: **Full/Walkout/Fully Finished**
Construct: **Concrete** Roof: **Asphalt/Fibreglass Shingles**
Foundation: **Aluminum, Brick** Suites Dsc: **Not Legal**
Exterior Fin: **Irrigation District** Heat/Cool: **Electric Baseboards**
Water: **Electricity**
Fencing: **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings**
Pool Type: **Ceramic Tile, Floor Vinyl, Hardwood, Partial Carpet**
Equip/Appl: **Deck, Shed**
Flooring: **Fenced Yard, Garden**
Structures: **Skylights, Vacuum Built-In**
Exterior Feat: **Easy Access, Fully Landscaped, Quiet Area, Schools Nearby**
Interior Feat:
Site Infl:

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	19X16	Dining Room	L1	13' 6X12	Kitchen	L1	13X10
Family Room	L1	18X18	Master Bedroom	L2	19X13	Bedroom	L2	10' 7X10
Bedroom	L2	12'X11	Bedroom	L2	12' 3X11' 4	Ensuite - Full	L2	7X4
Bathroom - Full	L2	8' 4X7' 2	Loft	L2	10X8	Bathroom - Half	L1	4' 7X4
Kitchen	B	17X9' 3	Living Room	B	13X13	Nook	L1	10X8' 6
Bedroom	B	18X15	Bathroom - Full	B	8X7' 5	Den / Office	B	11X9
Bedroom	B	19X15' 7	Laundry	L1	18X6	Foyer	L1	13' 6X11
Laundry	B	9X7	Bedroom	B	18X15			

Title

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

Legal/Tax

Native Res: **No** Survey: **No** Levies: **No Levies** Stat Tax: **Assessed**
LR Owner: **No** Spc Imprv: **\$343,000.00** Taxes: **\$5,023.00**
Sell Discse: Fin Stmnts: **Seller** Tax Yr: **2014**
Re-Zone: Zone Code: **RR1** Lnd Asmnt: **\$402,000.00** Ttl Asmnt: **\$745,000.00**
Zone Typ: **Residential-Low Density** Zone STyp: **Country residential**
Non-Fin Enc:
Seller Nm: **Darlene Vestad** Phone:
Legal Dsc: **Lot A, Twnshp 26, Sect 3, Plan KAP29229**

Office Information

List Brk: **Prudential Kelowna Properties**

Phone: **250-762-9979**

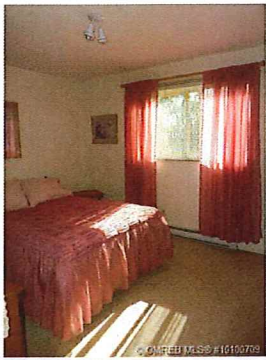
List Rep: **James Erhardt**
Comm: **3.5% 1st \$100k and 1.5% on balance**

Phone: **250-317-0737**

Remarks

Dtl Loc: **Spiers to Wallace Hill**
Pub Rmks: **Lovely 2 story family home with 4 bed rooms and bright 2 bed inlaw suite in walkout basement on 2.54 acres. This home features open vaulted ceiling in livingrm with floor to ceil stone wood burn firepl., hardwd and tiled floors, spiral staircase, skylights, triple car garage, fenced and cross-fenced, fully irrigated and ideal for horses. Master has vaulted cedar ceiling and walk-in tiled shower ensuite. Quiet rural area but close to town.**
Rep Rmks: **Some notice for showings is appreciated. Solid roomy 6 bed 4 bath home with inlaw suite. Lovely 2.54 piece of acreage.**
Int Rmks: **Looking for a lovely piece of small acreage? Ideal for horse or small animals. This lovely 2.54 acre parcel is not in the ALR. Comes with bright open 2 story home with 4 beds up with 3 piece ensuite (tiled walk in shower). Sunken living room with open vaulted ceiling, oak floors and floor to ceiling stone fireplace, formal dining with oak floors, updated kitchen, family room with tiled floors and sliding glass door to back patio. Full developed walkout basement with 2 bed inlaw suite. Over 3800 sq feet finished. New roof, triple car garage and room for all your toys. Two outbuildings for chickens, horse or ??? Call James today for more information.**
Show Inst: **Call REALTOR®**
A Shw Inst: **A days notice is appreciated**





Information Deemed Reliable But Cannot Be Guaranteed