

Residential Full w/photos

3078 Springfield Road, Kelowna, V1X 1A5

MLS® #: **10114456**

Zone: **Central Okanagan**

Status:

Sub Area:

Active

RS - Rutland South

PID: **006-851-011**

Price: **\$359,900**

Orig Price: **\$359,900**

ADOM: **28**



General Information

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

Year Built: **1975**
Yr Blt Dsc: **Approximate**
Shop/Den: **No/No**

Layout

Beds: **5**
Full Baths: **2**
Half Baths: **0**
En Suite: **No Ens. Baths**
Ttl Baths: **2**

Finished Floor Area

Main: **1075**
Above Main: **1025**
Below Main: **1025**
Basement: **2100**
Total: **2100**

Lot Information

Frontage: **65**
Depth: **120**
Irregular: **No**
Acres: **0.18**
Wtr Frnt: **View:**

Parking

Prk Cov: **1** RV Park: **No**
Prk Uncov: **3** Add Prk: **No**
Prk Spcs: **Single**
Grg Opt: **Attached**
Grg Dsc: **Attached**

Listing Information

List Date: **04/04/2016**
Exp Date: **Yes**
Permit Pub: **Yes**
X List F#: **Yes**
TC Length: **World Property:**

Hold Date: **04/04/2016**
Act Date: **Yes**
P MLS.CA: **Yes**
X List C#: **Yes**

Cncl Type: **04/04/2016**
Cncl Date: **Yes**
Incl MLS.CA: **Yes**
Link List#: **Yes**

Last Mod: **04/20/2016**
Sbj Rmv: **Yes**
Incl Addrs: **Yes**
Intr MLS#: **Yes**

Features

Wood Stove: **Yes** ByLaws Avl: **Yes** Handicap Eq: **No** Gated: **No**
Rentals: **Yes** Pets: **Yes**
Fireplace: **0**
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Brick, Stucco**
Water: **Municipal**
Pool Type: **None**
Itms Not Inc: **Tenants personal belongings including gazebo, top floor washer and dryer.**
Equip/Appl: **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings**
Flooring: **Carpeting/Wall-to-Wall, Ceramic Tile, Laminate, Linoleum, Tile**
Structures: **Covered Deck**
Exterior Feat: **Fenced Yard**
Site Infl: **Central Location, Easy Access, Flat Site, Fruit Trees, Golf Nearby, Park Nearby, Public Transit Nearby, Schools Nearby, Shopping Nearby**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	14'6X14	Dining Room	L1	11X11	Kitchen	L1	11X9
Master Bedroom	L1	13X11	Bedroom	L1	10X8	Bedroom	L1	10X8
Bedroom	B	11X11	Bedroom	B	16X12	Bathroom - Full	B	11X6
Laundry	B	11X7	Living Room	B	23X13	Kitchen	B	11X6
Bathroom - Full	L1							

Title

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

Legal/Tax

Native Res: **No** Survey: **No** Levies: **No Levies** Stat Tax: **Assessed**
LR Owner: **No** Spc Imprv: **\$153,000.00** Taxes: **\$2,359.00**
Sell Discse: **NODISC** Fin Stmnts: **Tenant** Tax Yr: **2015**
Re-Zone: **RU-1** Lnd Asmnt: **\$165,000.00** Ttl Asmnt: **\$318,000.00**
Zone Typ: **RU-1**
Non-Fin Enc: **None**
Seller Nm: **Dianne Appleton and Madhu Singh**
Tenant Nm: **John and Debbie**
Legal Dsc: **Plan KAP22418, Lot 175, Sec 23, Twnshp 26, DL 41 ODYD**

Office Information

List Brk: **Sage Executive Group Real Estate** Phone: **250-861-5122**
List Rep: **Dan Singla** Phone: **250-878-4373**
Comm: **3.5on the first \$100k & 1.5% balance**

Remarks

Dtl Loc: **Head up Springfield toward Black Mountain, located before Rutland Road on the left (park across the street on Neptune Rd and use pedestrian lights to cross Springfield)**
Pub Rmks: **5 bedroom and 2 bathroom home in need of some TLC. 3 bedrooms up, 2 down with separate entrance for the non-conforming suite. Centrally located on Springfield Rd near schools and bus routes. Good investment/holding property. Single garage, shed in the back and enclosed deck. Large flat back yard with some fruit trees. New roof in 2016.**

Rep Rmks:

April 2017 REVIEWED OFFER COLLECTED, BACK ON MARKET. All measurements are approximate. Please verify if deemed important. Tenants belongings make the home look much cluttered than it could be, please try and see past it. 24 hours notice is a must.

Int Rmks:

5 bedroom and 2 bathroom home in need of some TLC. 3 bedrooms up, 2 down with separate entrance for the non-conforming suite. Centrally located on Springfield Rd near schools and bus routes. Good investment/holding property. Single garage, shed in the back and enclosed deck. Large flat back yard with some fruit trees. New roof in 2016. For a private view, please call or text Dan Singla at 250-878-4373 or email at dan[dot]singla[at]gmail[dot]com. Please follow me on Twitter @Dan Singla.

List Brochure:

[HTTP://www.dansingla.com](http://www.dansingla.com)

Show Inst:

Lock Box, TouchBase

A Shw Inst:

24 hours notice is required. Please leave a card in the basement suite. Basement suite is vacant. Top floor tenant has cats that cannot be let outside. Please try and see past the tenant's clutter. LB located in the back, near the suite entrance.

