

## Residential Full w/photos

5453 South Perimeter Way, Kelowna, V1W 5H9  
 MLS® #: 10114902 Status: Active PID: [027-682-137](#) Price: \$399,900  
 Zone: Central Okanagan Sub Area: KTVY - Kettle Valley Orig Price: \$399,900  
 ADOM: 2



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### General Information

Prop Type: Strata Year Built: 2008  
 Type Dwell: Townhouse Yr Blt Dsc: Actual  
 Style/Story: Split (3 level) Shop/Den: No/No

### Layout

Beds: 4  
 Full Baths: 3  
 Half Baths: 1  
 En Suite: 5-PCE  
 Ttl Baths: 4

### Finished Floor Area

Main: 744  
 Above Main: 729  
 Below Main: 340  
 Basement:  
 Total: 1813

### Lot Information

Frontage: 0  
 Depth: 0  
 Irregular: No  
 Acres: 0  
 Wtr Frnt: 0  
 Wtr Infl:  
 View: Mountain View

### Parking

Prk Cov: 2 RV Park: No  
 Prk Uncov: 2 Add Prk: No  
 Prk Spcs: Carport:  
 Grg Opt: Double  
 Grg Dsc: Attached

### Listing Information

List Date: 04/11/2016 Hold Date: Cncl Type: Last Mod: 04/14/2016  
 Exp Date: 04/13/2016 Cncl Date: Sbj Rmv:  
 Permit Pub: Yes P MLS.CA: Yes Incl MLS.CA: Yes Incl Adrrs: Yes  
 X List F#: X List C#: Link List#: Intr MLS#:  
 TC Length:  
 World Property:

### Features

Wood Stove: ByLaws Avl: Handicap Eq: No Gated: No  
 Rentals: Yes No Pets: W/RE  
 Fireplace: Construct: Frame - Wood Bsmt: Grade Level Entry/Walkout/Fully Finished  
 Foundation: Concrete Roof: Asphalt/Fibreglass Shingles  
 Exterior Fin: Other (See Remarks) Suites Dsc:  
 Water: Municipal Heat/Cool: Central Air, Forced Air, Heat Pump  
 Pool Type: Sewage: Electricity  
 Flooring: Ceramic Tile, Laminate Sewer  
 Structures: Deck  
 Exterior Feat: Fenced Yard, One Balcony, Underground Sprinkler  
 Interior Feat: Fire Sprinkler System, Island, Smoke Detector(s)

### Rooms

| Room            | L  | Dimensions | Room    | L  | Dimensions | Room           | L  | Dimensions |
|-----------------|----|------------|---------|----|------------|----------------|----|------------|
| Living Room     | L1 | 11X13      | Kitchen | L1 | 19X14      | Dining Room    | L1 | 12'9X10'8  |
| Bathroom - Half | L1 |            | Entry   | L1 | 4'9X8'7    | Master Bedroom | L2 | 12'9X13    |
| Ensuite - Full  | L2 |            | Bedroom | L2 | 9'4X13'2   | Bedroom        | L2 | 9'4X11     |
| Bathroom - Full | L2 |            | Laundry | L2 | 7'6X5      | Bedroom        | B  | 8'9X13'3   |
| Bathroom - Full | B  |            |         |    |            |                |    |            |

### Title

Title Held: Freehold Terms Sale: Court Sale: No Fract Int:  
 Assign Cont: No Poss: Cont Dsc:  
 Trades: Title Form: Strata

### Legal/Tax

Native Res: No Survey: No Levies: No Levies Stat Tax:  
 LR Owner: No Spc Imprv: Imprv: Taxes: \$2,600.34  
 Sell Discse: Fin Stmnts: Occupied By: Vacant Tax Yr: 2015  
 Re-Zone: Zone Code: CD2 Lnd Asmnt:  
 Zone Typ: Zone STyp:  
 Non-Fin Enc:  
 Seller Nm: Allen Wright and Gabriella Rosza, executor Phone:  
 Legal Dsc: Plan KAS3552, Lot 8, Sec 23, Twnp 28, SDYD

### Strata

Complex: Amberhill Laundry: In Unit Unts in Prj: 44  
 Gated: No Approv: No By Laws: Unts in Bld: 4  
 Age Restr: Stalls: Rent Allow: Yes Stry in Bld: 3  
 Strata Fees: \$210.52 Stor Locker: No Stry in Unt: 3  
 Parking Type: LCP - Limited Common Property Storage Type:  
 Fee Incl:  
 Amenities:

### Office Information

List Brk: [RE/MAX Kelowna](#) Phone: 250-717-5000  
 List Rep: [Shannon Stone\\* - PREC](#) Phone: 250-862-7675  
 Personal Real Estate Corporation  
 Co List Brk: [RE/MAX Kelowna](#) Phone: 250-717-5000  
 Co List Rep: [Tamara Stone - PREC](#) Phone: 250-862-7675  
 Personal Real Estate Corporation  
 Comm: 3.5% on the first \$100,000 and 1.5% on the balance

**Dtl Loc:** Very End of Chute Lake Road and Mountainside

**Pub Rmks:** Great end unit townhouse in family friendly Amberhill. This 4 bedroom 4 bathroom town home features a bright open main floor with large kitchen offering stainless steel appliances, a functional island, extra room for a kitchen table and access to the patio which overlooks the playground. The upper level has 3 bedrooms including the master with ensuite and large walk-in closet. The lower level accesses the double garage and has a bonus bedroom and bathroom. Great for guests or easily a playroom or office as well.

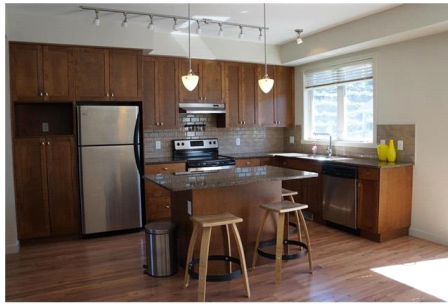
**Rep Rmks:** Great end unit townhouse in family friendly Amberhill. This 4 bedroom 4 bathroom town home features a bright open main floor with large kitchen offering stainless steel appliances, a functional island, extra room for a kitchen table and access to the patio which overlooks the playground. The upper level has 3 bedrooms including the master with ensuite and large walk-in closet. The lower level accesses the double garage and has a bonus bedroom and bathroom.

**Int Rmks:** The Stone Sisters of RE/MAX Kelowna are proud to present this great end unit townhouse in family friendly Amberhill. This 4 bedroom 4 bathroom town home features a bright open main floor with large kitchen offering stainless steel appliances, a functional island, extra room for a kitchen table and access to the patio which overlooks the playground. The upper level has 3 bedrooms including the master with ensuite and large walk-in closet. The lower level accesses the double garage and has a bonus bedroom and bathroom. Great for guests or easily a playroom or office as well. Please call the Stone Sisters today at 250-862-7675 or visit [www.stonesisters.com](http://www.stonesisters.com)

**Show Inst:** Lock Box, TouchBase



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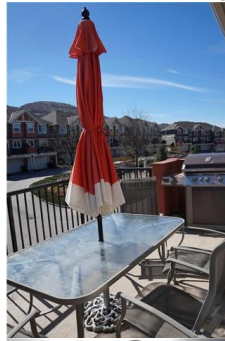
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