

Residential Full w/photos

2318 Devon Court, Kelowna, V1Z 3L5

MLS® #: **10118217**

Zone: **Central Okanagan**

Status:

Sub Area:

Active

WKE - West Kelowna Estates

PID: **016-071-549**

Price: **\$485,900**

Orig Price: **\$485,900**

ADOM: **13**



© CAPREX REALTY #10118217

General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family**
Style/Story: **Two Storey**

Year Built: **1991**
Yr Blt Dsc: **Approximate**
Shop/Den: **No/No**

Layout

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

Finished Floor Area

Main: **922**
Above Main: **664**
Below Main: **810**
Basement: **2396**
Total: **2396**

Lot Information

Frontage: **61**
Depth: **147.52**
Irregular: **No**
Acres: **0.207**
Wtr Frnt: **0**
Wtr Infl: **0**
View: **Mountain View**

Parking

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

Listing Information

List Date: **05/31/2016**
Exp Date: **Yes**
Permit Pub: **Yes**
X List F#: **Yes**
TC Length: **Yes**
World Property: **Yes**

Hold Date: **05/31/2016**
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: **06/07/2016**
Sbj Rmv: **Yes**
Incl Addrs: **Yes**
Intr MLS#: **Yes**

Features

Wood Stove: **Not Applicable**
Rentals: **2, Gas, Conventional**
Fireplace: **Frame - Wood**
Construct: **Concrete**
Foundation: **Stucco**
Exterior Fin: **Municipal**
Water: **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings**
Pool Type: **Carpeting/Wall-to-Wall, Ceramic Tile, Laminate**
Equip/Appl: **Deck, Shed**
Flooring: **Fenced Yard, Private Yard, Underground Sprinkler**
Structures: **Drywall, Smoke Detector(s)**
Exterior Feat: **Drywall, Smoke Detector(s)**
Interior Feat: **Drywall, Smoke Detector(s)**

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

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	14'11X12'3	Dining Room	L1	11'10X9'2	Kitchen	L1	7'11X9'4
Nook	L1	7'X8'7	Family Room	L1	12'9X14'1	Foyer	L1	6'7X9'4
Laundry	L1	8'10X5'3	Master Bedroom	L2	12'X11'10	Ensuite - Full	L2	5X8
Bedroom	L2	11'3X9'3	Bathroom - Full	L2	5X8	Bedroom	L2	9'3X10'3
Rec Room	B	10'2X20'6	Games Room	B	20'6X14'10	Bedroom	B	13'7X11'5
Bathroom - Full	B	5X8	Deck	L1	30'X12'	Bathroom - Half	L1	2'6X5

Title

Title Held: **Freehold**
Assign Cont: **No**
Trades: **No**

Terms Sale: **Poss:**

Court Sale: **No**
Cont Dsc: **Conventional**
Title Form: **Conventional**

Fract Int:

Legal/Tax

Native Res: **No**
LR Owner: **No**
Sell Discle: **No**
Re-Zone: **No**
Zone Typ: **R1**
Non-Fin Enc: **R1**
Seller Nm: **JOSO HECIMOVIC & ANKICA NADJ-HECIMOVIC**
Legal Dsc: **LOT 4 DISTRICT LOT 505 OSOYOOS DIVISION YALE DISTRICT PLAN 43105**

Levies: **Payable**
Imprv: **\$346,000.00**
Occupied By: **Seller**
Lnd Asmnt: **\$164,000.00**
Zone STyp: **Stat Tax: Assessed**
Stat Tax: **\$3,187.00**
Taxes: **2015**
Tax Yr: **\$510,000.00**
Ttl Asmnt: **\$510,000.00**

Office Information

List Brk: **RE/MAX Kelowna**
List Rep: **Kent Jorgenson***
Personal Real Estate Corporation

Phone: **250-717-5000**
Phone: **250-717-6579**

Comm: **3.5% on the 1st \$100,000 & 1.5% on the balance**

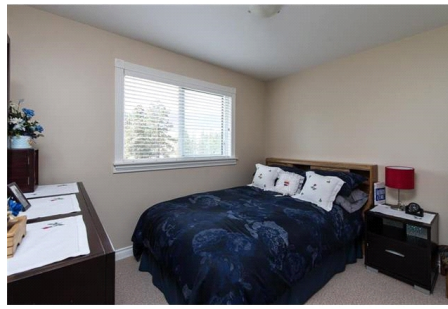
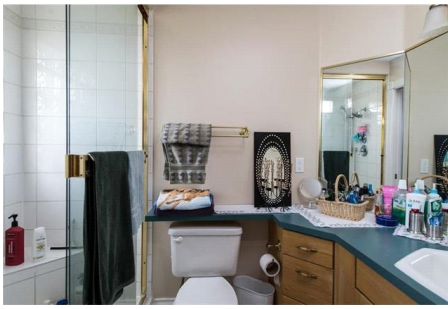
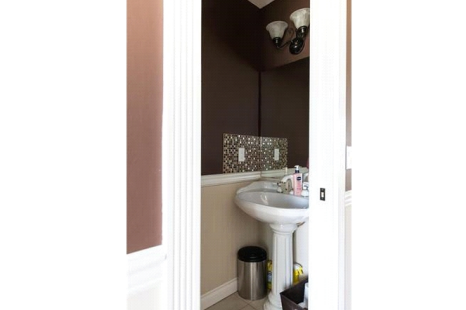
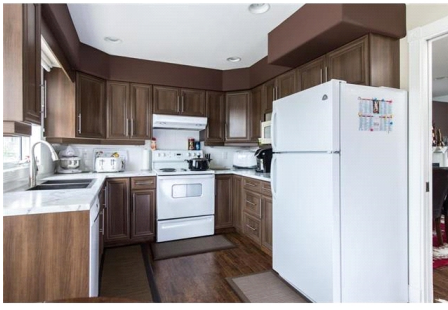
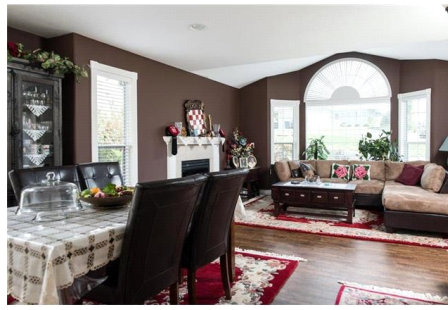
Remarks

Dtl Loc: **Sussex Somerset Devon**
Pub Rmks: **Great family home priced below assessment and located in West Kelowna Estates on 61 X 147 fenced lot. This home is in excellent move in condition with fresh paint, new floors, kitchen cabinets, counter tops, window coverings, tankless hot water and a new roof. 4 bedrooms and 3.5 baths and over 2300 finished square feet. The fully finished basement could easily be suited. This property is situated on a no through cul de sac. Walking distance to schools and parks and features a pleasant mountain view.**
Rep Rmks: **Square footage from plans please verify if important.**

the rooms.

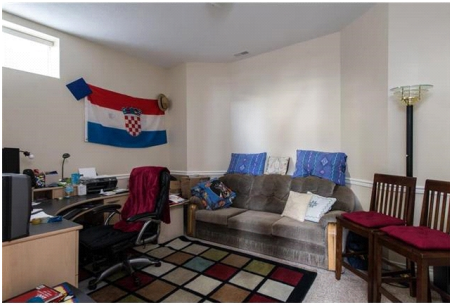
Great family home priced below assessment and located in West Kelowna Estates on 61 x 177 fenced lot. This home is in excellent move in condition with fresh paint, new floors, kitchen cabinets, counter tops, window coverings, tankless hot water and a new roof. 4 bedrooms and 3.5 baths and over 2300 finished square feet. The fully finished basement could easily be suited. This property is situated on a no through cul de sac. Walking distance to schools and parks and features a pleasant mountain view. This property is listed by KENT JORGENSEN of RE/MAX KELOWNA to book a private showing call or txt KENT today at 250-717-6579. Lock Box, TouchBase Day before notice appreciated.

Show Inst:
A Shw Inst:





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