

Residential Full w/photos

#21 10724 Bottom Wood Lake Road, Lake Country, V4V 2T3
 MLS® #: **10102139** Status: **Active** PID: **029-415-667**
 Zone: **Central Okanagan** Sub Area: **LCSW - Lake Country South West**

Price: **\$307,900**
 Orig Price: **\$307,900**
 ADOM: **222**



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General Information

Prop Type: **Strata**
 Type Dwell: **Townhouse**
 Style/Story: **Two Storey**

Year Built: **2015**
 Yr Blt Dsc: **To Be Built**
 Shop/Den: **No/No**

Layout

Beds: **3**
 Full Baths: **2**
 Half Baths: **1**
 En Suite: **4-PCE**
 Ttl Baths: **3**

Finished Floor Area

Main: **582**
 Above Main: **845**
 Below Main:
 Basement:
 Total: **1427**

Lot Information

Frontage:
 Depth:
 Irregular:
 Acres:
 Wtr Frnt:
 Wtr Infl:
 View:

Parking

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

Listing Information

List Date: 06/22/2015	Hold Date:	Cncl Type:	Last Mod: 12/21/2015
Exp Date:	Act Date:	Cncl Date:	Sbj Rmv:
Permit Pub: Yes	P MLS.CA:	Incl MLS.CA: Yes	Incl Addrs: Yes
X List F#:	X List C#:	Link List#:	Intr MLS#:
TC Length:			
World Property:			

Features

Wood Stove: No	ByLaws Avl:	Handicap Eq: No	Gated: No
Rentals: Yes		No	Pets: W/RE
Fireplace:		Bsmt:	
Construct: Frame - Wood		Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete		Suites Dsc:	
Exterior Fin: Hardie Board		Heat/Cool: Central Air, Forced Air	
Water: Municipal		Fuel: Natural Gas	
Pool Type:		Sewage: Sewer	
Equip/Appl: Dishwasher, Microwave Oven, Refrigerator, Stove - Electric, Window Coverings			
Flooring: Carpeting/Wall-to-Wall, Floor Vinyl, Laminate			
Interior Feat: Island			
Site Infl: Airport Nearby, Cablevision Available, Central Location, Easy Access, Family Oriented, Golf Nearby, Landscaped, Public Transit Nearby, Recreation Nearby, Schools Nearby, Shopping Nearby			

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Kitchen	L1	11' 9"X8'9"	Dining Room	L1	9'X10'	Living Room	L1	11'X13'4"
Bathroom - Half	L1	5'X5'6"	Master Bedroom	L2	13'2"X14'	Ensuite - Full	L2	8'6"X9'9"
Bedroom	L2	9'8"X12'	Bedroom	L2	9'8"X11'6"	Bathroom - Full	L2	5'9"X10'

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: Yes	Levies: No Levies	Stat Tax: To Be Assessed
LR Owner: Yes	Spc Imprv:	Imprv:	Taxes: \$00
Sell Discse:	Fin Stmtns:	Occupied By: Not Applicable	Tax Yr: 2014
Re-Zone:	Zone Code: RM2	Lnd Asmnt:	Ttl Asmnt:
Zone Typ: Residential-Medium Density		Zone STyp:	
Non-Fin Enc:			
Seller Nm: Kofoed Carlton Homes Ltd.		Phone:	
Legal Dsc: Lot 1 DL 169 ODYD Plan EPP40853 except strata plan EPS2203 (phase 1 and 2)			

Strata

Complex: Vivid Park		Laundry: In Unit	Unts in Prj: 30
Gated: No	Approv: No	By Laws:	Unts in Bld: 4
Age Restr:	Stalls:	Rent Allow: Yes	Stry in Bld: 2
Strata Fees: \$156.84	Stor Locker: No		Stry in Unt: 2
Parking Type: LCP - Limited Common Property		Storage Type:	
Fee Incl: Contingency Reserve, Insurance, Landscaping, Snow Removal, Trash Removal			
Amenities: BBQ Allowed, Private Entry			

Office Information

List Brk: Royal LePage Kelowna (LkCty)	Phone: 250-766-3300
List Rep: Joanne Kofoed	Phone: 250-801-7147
Comm: 3.5% on the first \$100,000 and 1.5% on the balance	

Remarks

Dtl Loc: **Going North on Hwy 97. Right on Lodge Road, Left at round-about, onto Bottom Wood Lake Road.**
 Pub Rmks: **NOW SELLING PHASE 3! Homes starting as low as 297,900. These homes come with concrete common walls! Living, dining and kitchen on the main floor. Three bedrooms and laundry on the upper floor. Master bedroom**

has a spacious walk in closet/dressing room and ensuite with 2 sinks. Convenient location close to schools, shops and beaches. Bus stop across the road. Only 10 minutes to Airport and UBCO. Show Home is open Friday 4 -6 and Saturday 1-3 or by appointment. Check out the website www.vividpark.ca For more information and to make an appointment to see the Show Home please call Joanne at 250-801-7147. Call REALTOR®

Int Rmks:

Show Inst:



ALWAYS IN STYLE.

Your new Vivid Park home features extensive landscaping, accenting your classic front entrance and back patio outdoor lifestyle. With a natural style for your landscaping investment to complete. This ensures your homes exterior finishes and landscaped grounds will be maintained. This creates a Maintenance Free Lifestyle and gives you the freedom you're want. Giving you more time and all the right reasons to enjoy Lake Country.

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Home to acres of lakes vineyards & orchards.

The Okanagan Valley is home to acres of vineyards, cherry, pear and apple orchards. During the summer months you have your choice of dozens of fresh fruit and vegetable markets. Many of them are just a short walk or drive from Vivid Park.

VIVID OUTER PLANS
1427 SQUARE FEET



UPPER FLOOR
720 SQUARE FEET

MAIN FLOOR
707 SQUARE FEET

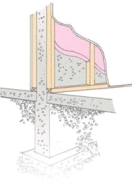
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SAFE & SOUND

OUR SOLID COMMON WALLS ARE UNCOMMON.

Rolltek Group has taken the common wall well beyond the standard, giving Vivid Park homeowners a much higher degree of sound attenuation and additional fire guard protection. Flashed metal barriers add the level of security between townhomes.

Our uncommon wall is constructed with 16 inches of solid concrete with rebar throughout. These walls have been tested, insulated and designed adding even more safety and sound protection.



FOR PEACE OF MIND.

Now you can enjoy the peace of mind of your home at Vivid Park and still have all the peace and quiet with sound and family on game day. These uncommon concrete common walls are what gives Vivid Park homeowners their advantage.

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