

Residential Full w/photos

#32 2425 Mount Baldy Drive, Kelowna, V1V 1Z3

MLS® #: **10121878** Status: **Active** PID: **023-449-187**
 Zone: **Central Okanagan** Sub Area: **DM - Dilworth Mountain**

Price: **\$429,000**
 Orig Price: **\$429,000**
 ADOM: **8**



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General Information

Prop Type: **Strata**
 Type Dwell: **Townhouse**
 Style/Story: **Bi-Level**

Year Built: **1997**
 Yr Blt Dsc: **Approximate**
 Shop/Den: **No/No**

Layout

Beds: **3**
 Full Baths: **3**
 Half Baths: **0**
 En Suite: **3-PCE**
 Ttl Baths: **3**

Finished Floor Area

Main: **1640**
 Above Main:
 Below Main:
 Basement:
 Total: **1640**

Lot Information

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

Parking

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

Listing Information

List Date: **08/02/2016** Hold Date:
 Exp Date: **Yes** Act Date: **08/02/2016** Cncl Type:
 Permit Pub: **Yes** P MLS.CA: **Yes** Cncl Date:
 X List F#: X List C#: Link List#: **Yes** Last Mod: **08/05/2016**
 TC Length: Incl Addr: **Yes**
 World Property: Intr MLS#:

Features

Wood Stove: ByLaws Avl:
 Rentals: **With Restrictions** Handicap Eq: **No** Gated: **No**
 Fireplace: **Frame - Wood** Bsmt: **Part/Fully Finished** Pets: **W/RE**
 Construct: **Concrete** Roof: **Asphalt/Fibreglass Shingles**
 Foundation: **Stucco** Suites Dsc: **Central Air**
 Exterior Fin: **Municipal** Heat/Cool: **Natural Gas**
 Water: **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings**
 Pool Type: **Carpeting/Wall-to-Wall, Ceramic Tile, Hardwood, Linoleum, Partial Carpet**
 Equip/Appl: **Deck, Patio(s)** Fuel: **Sewer**
 Flooring: **Enclosed Balcony, One Balcony, Underground Sprinkler**
 Structures: **Security System, Skylights, Vacuum Built-In**
 Exterior Feat:
 Interior Feat:

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	15'X12'	Dining Room	L1	12'X9'	Kitchen	L1	12'X9'
Family Room	B	16'X12'	Master Bedroom	L1	13'6X11'6	Bedroom	L1	12'8X11
Bedroom	B	11'X9'	Ensuite - Full	L1		Bathroom - Full	L1	
Bathroom - Full	B							

Title

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

Legal/Tax

Native Res: **No** Survey: **No** Levies: **No Levies** Stat Tax:
 LR Owner: **No** Spc Imprv: Imprv: Taxes: **\$2,391.00**
 Sell Discse: Fin Stmnts: Occupied By: **Seller** Tax Yr: **2016**
 Re-Zone: Zone Code: Lnd Asmnt: Zone STyp: Ttl Asmnt:
 Zone Typ:
 Non-Fin Enc:
 Seller Nm: **N Parent** Phone:
 Legal Dsc: **STRATA LOT 32 SECTION 28 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS1503**

Strata

Complex: **Cassiar Meadows** Laundry: **In Unit** Unts in Prj: **66**
 Gated: **No** By Laws: **With Restrictio** Unts in Bld: **5**
 Age Restr: **\$271.49** Rent Allow: **2**
 Strata Fees: **LCP - Limited Common Property** Stor Locker: **No** Stry in Bld: **2**
 Parking Type: Storage Type:
 Fee Incl:
 Amenities:

Office Information

List Brk: **Royal LePage Kelowna** Phone: **250-860-1100**
 List Rep: **Tasha Gerrard** Phone: **250-470-2160**
 Comm: **3.5% on the first \$100,000 and 1.5% on the balance**

Remarks

Dtl Loc: **Dilworth drive, Mount Baldy Drive right on Cassiar meadows, unit on right before visitor parking.**
 Dub Pmke: **Beautiful and bright 3 bedroom 3 bathroom town home on Dilworth Mountain. New high quality hardwood**

throughout the main floor as well as some lighting and paint make this perfect family home show A+. Amazing open and airy entry way complete with skylight and tile floors. Fully finished walkout basement with living room, spare bedroom as well as a bathroom make this space perfect for kids or guests. Nice backyard space off the lower level as well as patio off the kitchen perfect for summer barbecues in Kelowna ! This unit has a new Hot water tank as well as upgraded alarm system. It's just a short 5 minute drive to Orchard Park Mall or 8 mins to Downtown. Close to shopping, restaurants, dining and Glenmore schools. You really couldn't be in a better location! This one won't last !!

Rep Rmks:

One pet allowed under 8 Kilos (17.6 Lbs), max 4 rentals, no age restriction All measurements are approximate and should be verified by the buyer if deemed important.

Int Rmks:

Beautiful and bright 3 bedroom 3 bathroom town home on Dilworth Mountain. New high quality hardwood throughout the main floor as well as some lighting and paint make this perfect family home show A+. Amazing open and airy entry way complete with skylight and tile floors. Fully finished walkout basement with living room, spare bedroom as well as a bathroom make this space perfect for kids or guests. Nice backyard space off the lower level as well as patio off the kitchen perfect for summer barbecues in Kelowna ! This unit has a new Hot water tank as well as upgraded alarm system. It's just a short 5 minute drive to Orchard Park Mall or 8 mins to Downtown. Close to shopping, restaurants, dining and Glenmore schools. You really couldn't be in a better location! This one won't last !! Call or text Tasha Gerrard at Royal Lepage Kelowna 250-470-2160.

Show Inst:

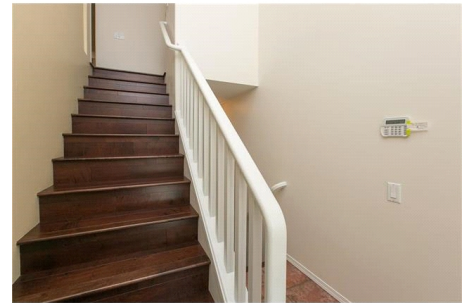
Call REALTOR®, Lock Box, TouchBase



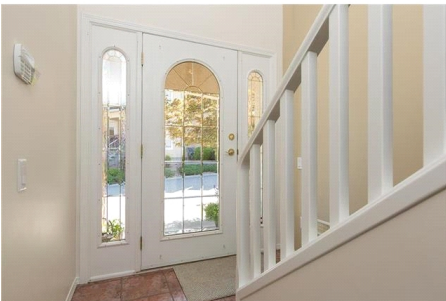
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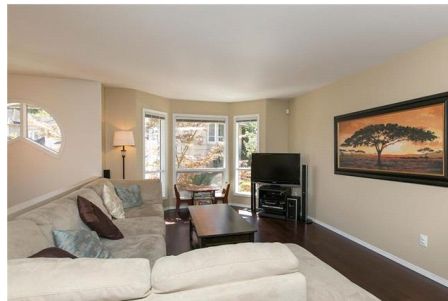
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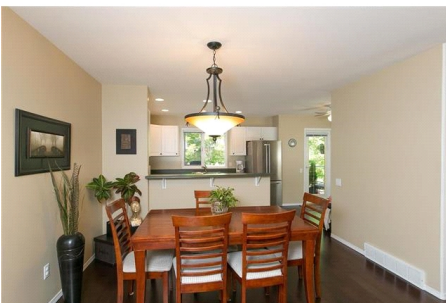
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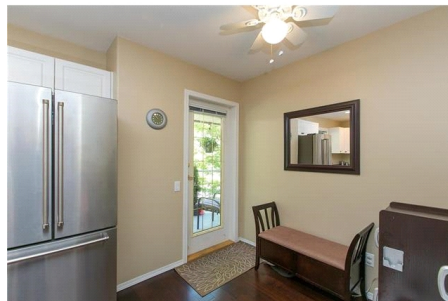
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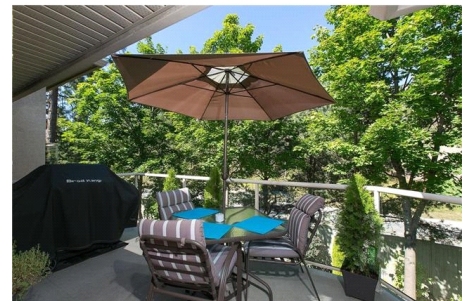
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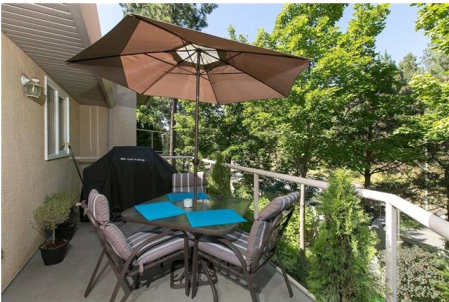
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