

1332&1334 Highland Drive S, Kelowna, V1Y 3W1

MLS® #: **10027694**

Status: **Sold**

PID: **002-266-792**

Price: **\$459,900**

S Price: **\$450,000**

Zone: **Central Okanagan**

Sub-Area: **GL - Glenmore**

SDOM: **13**



General Information

Prop Type: **Single Family Residential**

Type Dwell: **Duplex (Full)**

Style/Story: **Rancher w/ Bsmt**

Year Built: **1969**

Yr Blt Dsc: **Approximate**

Grg Opt:

Grg Dsc:

Carport: **Single**

Shop:

Layout

Beds: **2**

Full Baths: **0**

Half Baths: **0**

Ttl Baths: **0**

Finished Floor Area

Main: **875**

Above Main: **0**

Below Main: **875**

Basement:

Total: **1750**

Lot Information

Frontage: **0.00**

Depth: **0.00**

Irregular:

Acres: **0.33**

Wtr Infl:

View: **View, Valley View**

Parking

Prk Cov: **1**

Prk Uncov: **1**

Add Prk:

RV Park: **No**

Rentals: **Yes**
Fireplace: **0**
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Brick, Stucco**
Water: **Municipal**
Pool Type:
Equip/Appl: **Refrigerator, Stove - Electric**
Flooring: **Carpeting/Wall-to-Wall, Laminate, Linoleum**
Structures: **Deck**
Exterior Feat: **Fenced Yard, Private Yard, Two Balconies**
Interior Feat: **Drywall, Smoke Detector(s)**
Site Infl: **Central Location, Easy Access, Family Oriented, Fruit Trees, Fully Landscaped**

Features

B&B: **No** Pets: **Yes**
Bsmt: **Grade Level Entry/Fully Finished**
Roof: **Asphalt/Fibreglass Shingles**
Suites Dsc: **Legal**
Heat/Cool: **Electric Baseboards**
Fuel: **Electricity**
Sewage: **Sewer**

Rooms

Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level
Living Room	13X12	L1	Dining Room	13X10	L1	Master Bedroom	10X11	L1
Bedroom	10X13	B						

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$3,165.00** Tax Yr: **2010**
Title Held: **Freehold** Terms Sale: **cash** Court Sale: **No**
Trades:
Legal Dsc: **Lot 1 Plan 16231 S29 T26 odyd**

Utilities

Cable TV: Power: Phone: Hookup:
Gas: Sewer: Water:

Remarks

Pub Rmks: **Above average s X s duplex in private setting in Old Glenmore. Each side has 3 bedrooms, 2 baths, walkout bsmt, carport. Owner occupied one side and may consider staying. Easy to strata.**

Sold Information

Sold Price: **\$450,000** Sold Date: **05/17/2011**

Paige Guernsey

Client Full w/ photos

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