

#1 180 Sheerwater Court, Kelowna, V1V 2X1

MLS® #: 10019396

Zone: Central Okanagan

Status: Sold

Sub-Area: NG - North Glenmore

PID: 026-905-345

Price: \$3,990,000

S Price: \$3,675,000

SDOM: 232



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family w/Acreage**
Style/Story: **One Storey**
Year Built: **2009**
Yr Blt Dsc: **Actual**
Grg Opt: **Triple**
Grg Dsc: **Attached**
Carport: **No**
Shop: **No**

Layout

Beds: **4**
Full Baths: **4**
Half Baths: **1**
Ttl Baths: **5**

Finished Floor Area

Main: **3352**
Above Main:
Below Main: **1894**
Basement:
Total: **5246**

Lot Information

Frontage: **376.00**
Depth: **477.00**
Irregular: **Yes**
Acres: **2.69**
Wtr Infl: **Lakeshore**
View: **View, Lake View, Mountain View**

Parking

Prk Cov: **3**
Prk Uncov:
Add Prk: **Yes**
RV Park: **No**

Features

Rentals: Yes	B&B: No	Pets: Yes
Fireplace: 2,Gas	Bsmt: Full/Fully Finished	
Construct: Frame - Wood	Roof: Metal	
Foundation: Concrete	Suites Dsc: Not Legal	
Exterior Fin: Stone	Heat/Cool: Central Air, Forced Air, Heat Pump, In-Floor (Water)	
Water: Municipal	Fuel: Natural Gas	
Pool Type: Inground Pool	Sewage: Sewer	
Pool Feat: Heated Pool		
Equip/Appl: Dishwasher, Microwave Oven, Oven Built-In, Refrigerator		
Flooring: Hardwood, Other (See Remarks)		
Structures: Covered Deck, Patio(s)		
Exterior Feat: Two Balconies, Underground Sprinkler		
Interior Feat: Island		
Site Infl: Cul-De-Sac, Easy Access, Hillside, Park Nearby, Park Setting, Paved Roads, Private Setting, Quiet Area, Rural Setting, Schools Nearby, Shopping Centre, Sloping Site, Treed Site, Wharf, Wooded Area		

Rooms

Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level
Living Room	21'10X21	L1	Dining Room	10X21	L1	Kitchen	14X15	L1
Family Room	15X21	L1	Master Bedroom	14X20	L1	Den / Office	11'10X14'2	L1
Bedroom	12X11'8	B	Bedroom	13'6X12	B	Ensuite - Full	14X16	L1
Bathroom - Full		B	Bathroom - Full		B	Bathroom - Full		L1
Bathroom - Half		L1	Laundry	21'8X8'4	L1	Nook	13X14	L1
Pantry	15'4X5'8	L1	Theatre	20X15'2	B	Games	21'8X17'6	B
Bedroom	12'6X12	L1						

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$26,046.00** Tax Yr: **2010**
Title Held: **Freehold** Terms Sale: Court Sale: **No**
Trades:
Legal Dsc: **KAS3129 Lot 1 Sec 6 Tnshp 23 LD 41 Os Div of Yale**

Utilities

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

Remarks

Dtl Loc: **Clifton to Sheerwater**

Paige Guernsey

Client Full w/ photos

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Pub Rmks: **Built in the exclusive Sheerwater lakefront development on one of the premier lots positioned for total privacy. Architecturally designed to take advantage of unobstructed lakeviews. Situated on 2.6 acres with 376ft of lakefront**

Sold Information

Sold Price: **\$3,675,000**

Sold Date: **07/20/2011**

