

#200 551 Yates Road, Kelowna, V1V 2V1

Price: **\$169,900**

MLS® #: 10034639

Status: **Active**

PID: 026-994-909

ADOM: 17

Zone: **Central Okanagan**

Sub-Area: **NG - North Glenmore**



General Information

Prop Type: **Strata**

Type Dwell: **Apartment**

Style/Story:

Year Built: **2006**

Yr Blt Dsc: **Approximate**

Grg Opt:

Grg Dsc: **Underground**

Carpport:

Shop: **No**

Layout

Beds: **2**

Full Baths: **1**

Half Baths: **0**

Ttl Baths: **1**

Finished Floor Area

Main: **783**

Above Main:

Below Main:

Basement:

Total: **783**

Lot Information

Frontage:

Depth:

Irregular:

Acres:

Wtr Infl:

View: **Mountain View**

Parking

Prk Cov: **1**

Prk Uncov:

Add Prk:

RV Park: **No**

Features

B&B: **No**

Pets: **W/RE**

Bsmt:

Roof: **Asphalt/Fibreglass Shingles**

Suites Dsc:

Heat/Cool: **A/C Wall Units**

Fuel: **Electricity**

Sewage: **Sewer**

Rentals: **Yes**

Fireplace: **0**

Construct: **Frame - Steel**

Foundation: **Concrete**

Exterior Fin: **Wood Siding**

Water: **Municipal**

Pool Type: **Outdoor Pool**

Flooring: **Carpeting/Wall-to-Wall, Tile**

Structures: **Deck**

Site Infl: **Central Location, Park Nearby, Public Transit Nearby, Shopping Nearby**

Rooms

Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level
Kitchen	9X8'	L1	Living Room	12'X14'	L1	Dining Room	12'X6'	L1
Master Bedroom	14'X10'	L1	Bedroom	10'X9'	L1	Bathroom - Full	6'X9'	L1
Deck	5X7	L1	Deck	5X7	L1			

Finance/Tax

Native Res: **No**

LR Owner: **No**

Taxes: **\$1,398.00**

Tax Yr: **2010**

Title Held: **Freehold**

Terms Sale:

Court Sale: **Yes**

Trades:

Legal Dsc: **SL 219, Plan KAS2955, S32, ODYD, along with a portion of the common property**

Strata

Complex: **The Verve**

Laundry: **In Unit**

Units in Prj: **440**

Gated: **No**

Approv: **No**

By Laws Av: **No**

Units in Bld: **63**

Age Restr: **No**

Stalls:

Rent Allow: **Yes**

Stry in Bld: **4**

Strata Fees: **\$225.00**

Type: **LCP - Limited Common Property**

Stry in Unt: **1**

Fee Incl: **Contingency Reserve, Management, Recreational Facilities, Snow Removal, Trash Removal**

Amenities: **Bar-B-Que Allowed, Elevator, Secure Parking, Secured Entry**

Utilities

Cable TV:

Power:

Phone:

Hookup:

Gas:

Sewer:

Water:

Remarks

Dtl Loc: **Glenmore Road / R Yates**

Pub Rmks: **Fantastic opportunity for investor OR first time buyer. This cute 2 bedroom open plan condo is close to shopping, bus, and UBCO. No rental restrictions and generous pet guidelines. Pool, west facing, volleyball court, secure u/g parking.**

Paige Guernsey

Client Full w/ photos

Page 2 of 4



#103 260 Franklyn Road, Kelowna, V1X 8C1

MLS® #: 10032545

Zone: Central Okanagan

Status: Active

Sub-Area: RN - Rutland North

PID: 027-008-363

Price: \$209,900

ADOM: 59



General Information

Prop Type: **Strata**

Type Dwell: **Apartment**

Style/Story: **One Storey**

Year Built: **2007**

Yr Blt Dsc: **Actual**

Grg Opt:

Grg Dsc: **Heated, Underground**

Carpport:

Shop: **No**

Layout

Beds: **2**

Full Baths: **2**

Half Baths: **0**

Ttl Baths: **2**

Finished Floor Area

Main: **980**

Above Main:

Below Main:

Basement:

Total: **980**

Lot Information

Frontage:

Depth:

Irregular:

Acres:

Wtr Infl:

View: **Mountain View**

Parking

Prk Cov: **1**

Prk Uncov:

Add Prk: **Yes**

RV Park: **No**

Rentals: **Yes**
 Fireplace: **0**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Stone, Stucco**
 Water: **Irrigation District**
 Pool Type:
 Equip/Appl: **Dishwasher**
 Flooring: **Carpeting/Wall-to-Wall, Linoleum**
 Structures: **Covered Deck**
 Exterior Feat: **One Balcony**
 Interior Feat: **Fire Sprinkler System, Smoke Detector(s)**
 Site Infl: **Central Location**

Features

B&B: **No**

Pets: **W/RE**

Bsmt:

Roof: **Asphalt/Fibreglass Shingles**

Suites Dsc:

Heat/Cool: **A/C Wall Units, Electric Baseboards**

Fuel: **Electricity**

Sewage: **Sewer**

<u>Rooms</u>								
Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level
Kitchen	10'10"X8'5"	L1	Master Bedroom	16'7"X10'8"	L1	Bedroom	11'X9'	L1
Living Room	16'3"X10'7"	L1	Ensuite - Full		L1	Bathroom - Full		L1

Finance/Tax

Native Res: **No** LR Owner: **No**

Taxes: **\$1,679.00**

Tax Yr: **2010**

Title Held: **Freehold**

Terms Sale:

Court Sale: **No**

Trades:

Legal Dsc: **Strata Lot 8, Plan KAS3195, S27, Twn26, ODYD**

Strata

Complex: **Franklyn Central**

Laundry: **In Unit**

Units in Prj: **42**

Gated: **No**

Approv: **No**

By Laws Av: **Yes**

Units in Bld: **42**

Age Restr: **No**

Stalls:

Rent Allow: **Yes**

Stry in Bld: **2**

Strata Fees: **\$198.89**

Type: **LCP - Limited Common Property**

Stry in Unt: **1**

Fee Incl: **Contingency Reserve, Landscaping, Management, Water**

Amenities: **Bar-B-Que Allowed, Common Entry, Elevator, Secure Parking, Storage Area**

Utilities

Cable TV:

Power:

Phone:

Hookup:

Gas:

Sewer:

Water:

Dtl Loc: **Hwy 33 / L Franklyn**

Remarks

Paige Guernsey

Client Full w/ photos

Page 4 of 4

Pub Rmks: **Great unit for first time buyers or investors. NO RENTAL RESTICTIONS. 2 beds, 2 baths on quiet side of building. Elevator and secure underground parking. 2 pets ok with some restrictions. Close to bus, shopping, and ammenities.**

