

969 Manhattan Drive, Kelowna, V4T 1X1

MLS® #: 10035365

Zone: Central Okanagan

Status: **Active**

Sub-Area: **KN - Kelowna North**

PID: 011-082-453

Price: **\$370,000**

ADOM: 7



General Information

Prop Type: **Single Family**

Residential

Type Dwell: **Single Family**

Style/Story: **One Storey**

Year Built: **1988**

Yr Blt Dsc: **Approximate**

Grg Opt:

Grg Dsc: **Attached**

Carport:

Shop: **No**

Layout

Beds: **2**

Full Baths: **2**

Half Baths: **0**

Ttl Baths: **2**

Finished Floor Area

Main: **1160**

Above Main:

Below Main:

Basement:

Total: **1160**

Lot Information

Frontage: **42.00**

Depth: **133.00**

Irregular: **No**

Acres: **0.13**

Wtr Infl: **Waterfront Nearby**

View:

Parking

Prk Cov: **1**

Prk Uncov: **2**

Add Prk: **Yes**

RV Park: **Yes**

Rentals: **Not Applicable**

Fireplace: **0**

Construct: **Frame - Wood**

Foundation: **Concrete**

Exterior Fin: **Vinyl**

Water: **Municipal**

Pool Type:

Equip/Appl: **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer**

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

Structures: **Patio(s)**

Exterior Feat: **Fenced Yard**

Interior Feat: **Drywall**

Site Infl: **Central Location, Flat Site, Park Nearby**

Features

B&B: **No**

Pets: **N/A**

Bsmt: **Crawl**

Roof: **Asphalt/Fibreglass Shingles**

Suites Dsc:

Heat/Cool: **Central Air, Forced Air**

Fuel: **Natural Gas**

Sewage: **Sewer**

Rooms

Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level
Living Room	14'8"X13'4"	L1	Dining Room	13'6"X11'	L1	Kitchen	9'X9'	L1
Master Bedroom	14'X12'	L1	Bedroom	10'10"X9'	L1	Ensuite - Full	9'X5'6"	L1
Bathroom - Full	9'X5'	L1	Nook	9'X7'	L1	Foyer	6'X5'	L1

Finance/Tax

Native Res: **No**

LR Owner: **No**

Taxes: **\$2,641.00**

Tax Yr: **2011**

Title Held: **Freehold**

Terms Sale: **CASH**

Court Sale: **No**

Trades:

Legal Dsc: **LOT 6, PLAN 39668, D.L. 9 &130, O. D. Y. D.**

Utilities

Cable TV:

Power:

Phone:

Hookup:

Gas:

Sewer:

Water:

Remarks

Dtl Loc: **WATER or CLEMENT - SUNSET - MANHATTAN**

Pub Rmks: **The Rotary Marsh Park, Jack Brow Park and the Manhattan Drive Beach Access are just steps away from this SOLID 2 bedrooms, 2 bath home with a flat, fenced backyard.Walk to the hockey games, concerts and any city events within a few minutes**

Paige Guernsey

Client Full w/ photos

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