




Okanagan Mainline Real Estate Board

Public Report - Residential

<p><u>Listing</u> Price: \$519,000. List Date: 03/17/07 Status: Active</p> <p><u>Finance</u> Title Held: Freehold Terms of Sale: Court Ordered Sale: No Trades: No Trades Desc:</p> <p><u>Tax</u> Legal Description: Lot 26, Pla# KAP46576, Section 13, Township 26, ODYD PID Number: 017-652-898 Native Reserve: No Realtor Ownership: No Taxes: \$3,616.18 Tax Year: 2006</p> <p><u>Lot Info</u> Lot Size: 65.00 x 140.00 Irregular: Yes Acres: 0.21 Lakeshore: No Water Frontage: Site Influence: Fruit Trees, Golf Course Nearby, Lake View, Mountain View, Quiet Area, View</p> <p><u>Description</u> Residential Type: Single Family Residential Type of Dwelling: Single Family Year Built: 1993 Desc. of Year Built: Approximate</p> <p><u>Finished Floor Area</u> Main: 1800 Above Main: Below Main: Basement: 1600 Total: 3400</p>	<p>Listing Number: 9167293</p>  <p>Address: 1314 Toovey Road V1X 7K5 City: Kelowna - Division: Central Okanagan Sub-Area: BL - Black Mountain Detailed Location: Toovey Heights</p>	<p><u>Layout</u> Beds: 5 Full Baths: 3 Half Baths: Total Baths: 3 Ensuite Bathrooms: 3-PCE Styles / Storeys: Rancher with Basement Basement: Yes Basement Desc: Walkout Bsmt Development: Partially Finished</p> <p><u>Features</u> # Fireplaces: 1 Fireplace Fuel: Gas Construction: Frame-Wood Exterior Features: Deck(s), Hot Tub, One Balcony, Patio(s), Private Yard, Storage Shed, Underground Sprinkler Roof: Shake Foundation: Concrete Suites: No Suites Desc: Exterior Finish: Stucco Interior Features: Fireplace, Jetted Tub, Skylights, Vacuum Built In Flooring: Linoleum, Wall to Wall Carpet Equip/Appl Incl: Fuel: Natural Gas Heating/Cooling: Central Air Water Supply: Municipal Sewage Disposal: Sewer Connected Items Not Included: Bed and Breakfast: No</p> <p><u>Parking</u> Garage: Yes Garage Desc: Attached Covered: 2 Uncovered: 1 Shop: No Addit Available: No RV Parking: No</p>
<u>Room Dimensions and Level</u>		
Living Room: 18x13 Dining Room: Kitchen: 11x13 Family Room: Master Bed: 15x16 Bedroom 2: Bedroom 3: Bedroom 4: Bedroom 5: Ensuite Bath: Bathroom 2: Bathroom 3: Den/Office: Laundry: Workshop: Deck: Patio: Porch:		



		<p><u>Remarks</u> Public Remarks: AAA lake and city views! Near 3600 sq. ft. walkout Rancher features 5 bdrms, 3 baths, master bdrm has awesome views & ensuite. Large covered sun deck of family room & kitchen. Level driveway w/ 2dbl garage on quiet cul du sac.</p>
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