
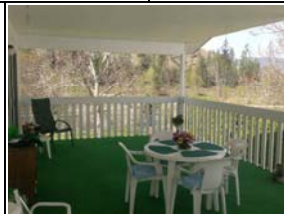


## Okanagan Mainline Real Estate Board Public Report - Residential

<p><b>Listing</b></p> <p>Price: \$449,900. List Date: 04/28/09 Status: Active</p> <p><b>Finance</b></p> <p>Title Held: Freehold Terms of Sale: Court Ordered Sale: No Trades: No Trades Desc:</p> <p><b>Tax</b></p> <p>Legal Description: Lot 3, Plan 26619, Section 14, Township 26, ODYD PID Number: 005-075-921 Native Reserve: No Realtor Ownership: No Taxes: \$2,303.27 Tax Year: 2008</p> <p><b>Lot Info</b></p> <p>Lot Size: 70.0000 x 133.0000 Irregular: No Acres: 0.2200 Lakeshore: No Water Frontage: Site Influence: Creek/Stream, Family Oriented, Flat Site, Landscaped, Mountain View, Park Nearby, Private Setting, Quiet Area</p> <p><b>Description</b></p> <p>Residential Type: Single Family Residential Type of Dwelling: Single Family Year Built: 1977 Desc. of Year Built: Approximate</p> <p><b>Finished Floor Area</b></p> <p>Main: 1040 Above Main: Below Main: Basement: 1040 Total: 2080</p>	<p>Listing Number: 9213700</p>  <p>Address: 1440 Pasadena Road V1X 4P8 City: Kelowna - Division: Central Okanagan Sub-Area: RS - Rutland South Detailed Location: Springfield, Hollywood South, Pasadena</p>	<p><b>Layout</b></p> <p>Beds: 3 Full Baths: 2 Half Baths: Total Baths: 2 Ensuite Bathrooms: Styles / Storey: Bi- Level Basement: Yes Basement Desc: Full Bsmt Development: Fully Finished Basement Features: Separate Entrance</p> <p><b>Features</b></p> <p># Fireplaces: Fireplace Fuel: Construction: Frame-Wood Exterior Features: One Balcony, Private Yard Roof: Asphalt/Fiberglass Shingle Foundation: Concrete Suites: No Suites Desc: Exterior Finish: Other Ext. Fin. (See Remarks) Interior Features: Flooring: Laminate, Linoleum, Wall to Wall Carpet Equip/Appl Incl: Dishwasher, Refrigerator, Stove - Electric, Window Coverings Fuel: Natural Gas Heating/Cooling: A/C Wall Units Water Supply: Municipal Sewage Disposal: Sewer Connected Items Not Included: Bed and Breakfast: No</p> <p><b>Parking</b></p> <p>Garage: Yes Garage Desc: Attached Carport: Covered Spaces: 1 Uncovered Spaces: 2 Shop: No Addit Available: Yes RV Parking: No</p>
	<p><b>Room Dimensions and Level</b></p> <p>Living Room: 18x14 Dining Room: 10x11 Kitchen: 11x11 Family Room: 13x17 Master Bed: 14x10 Bedroom 2: 10x10 Bedroom 3: 13x13 Bedroom 4: Bedroom 5: Ensuite Bath: Bathroom 2: Bathroom 3: Den/Office: Laundry: 10x10 Nook: Workshop:</p> <p>Deck: Patio: Porch:</p>	



**Remarks**

Backing onto Mission Creek Greenway, this fully finished home features 3 Bdrms, 2 baths, fenced yard, separate bsmt entrance (suite?), sewer connected (and paid for), and a great location..