
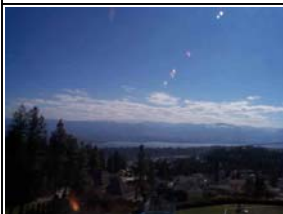


Okanagan Mainline Real Estate Board

Public Report - Residential

<p><u>Listing</u> Price: \$549,000. List Date: 03/27/07 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 4, Plan# 43377, District lot 3866, ODYD PID Number: 016-228-910 Native Reserve: No Realtor Ownership: No Taxes: \$2,465.49 Tax Year: 2006</p> <p><u>Lot Info</u> Lot Size: x Irregular: Yes Acres: 0.55 Lakeshore: No Water Frontage: Site Influence: Lake View, Mountain View, No Thru Road, Private Setting, Quiet Area, Schools Nearby, View</p> <p><u>Description</u> Residential Type: Single Family Residential Type of Dwelling: Single Family Year Built: 1992 Desc. of Year Built: Approximate</p> <p><u>Finished Floor Area</u> Main: 1750 Above Main: Below Main: Basement: 1450 Total: 3200</p>	<p>Listing Number: 9167808</p>  <p>Address: 1448 West Kelowna Road V1Z 3M7 City: Kelowna - Division: Central Okanagan Sub-Area: WK - West Kelowna Detailed Location: West Lake/West Kelowna/Easement Rd</p>	<p><u>Layout</u> Beds: 4 Full Baths: 3 Half Baths: Total Baths: 3 Ensuite Bathrooms: 4-PCE Styles / Storeys: Rancher with Basement Basement: Yes Basement Desc: Full Bsmt Development: Fully Finished</p> <p><u>Features</u> # Fireplaces: 2 Fireplace Fuel: Gas Construction: Frame-Wood Exterior Features: Deck(s), One Balcony, Private Yard Roof: Wood Shingle Foundation: Concrete Suites: No Suites Desc: Exterior Finish: Stucco Interior Features: Fireplace, Skylights, Vacuum Roughed In Flooring: Ceramic Tile, 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: 2 Shop: No Addit Available: No RV Parking: No</p>
<u>Room Dimensions and Level</u>		
Living Room: 11x9 Dining Room: Kitchen: 11x9 Family Room: Master Bed: 16x12 Bedroom 2: Bedroom 3: Bedroom 4: Bedroom 5: Ensuite Bath: Bathroom 2: Bathroom 3: Den/Office: Laundry: Workshop: Deck: Patio: Porch:		



Remarks

Public Remarks: Walk-out Rancher w/ gorgeous lake and city views. Features 4 bedrooms, 3 baths, den, main floor family rm & huge rec room. On 1/2 acre w/ parks & schools near. C/A, 2 gas f/p's and sundeck w/ E. exposure.