



**RE/MAX** Kelowna  
**250-868-8000**  
 www.WolfHomes.com



**#57 1101 Cameron Avenue Kelowna V1Y 8V9** Price: **\$650,000**  
 MLS® #: **10155532** Status: **Preactive** PID: **006-550-509** DOM:  
 Division: **Central Okanagan** Sub-Area: **KS - Kelowna South**



General Information

Prop Type: **Strata**  
 Type Dwell: **Townhouse - Detached**  
 Style/Story: **Rancher w/ Bsmt**  
 Year Built: **1987**  
 Yr Blt Dsc: **Actual**  
 Grg Opt: **Double**  
 Grq Dsc: **Attached**  
 Carport:  
 Shop:

Layout

Beds: **3**  
 Full Baths: **3**  
 Half Baths: **0**  
 En Suite: **4-PCE**  
 Ttl Baths: **3**

Finished Floor Area

Main: **1320**  
 Above Main:  
 Below Main:  
 Basement: **800**  
 Total: **2120**

Lot Information

Frontage:  
 Depth:  
 Irregular:  
 Acres:  
 Wtr Frnt:  
 Wtr Infl:  
 View:

Parking

Prk Cov: **2**  
 Prk Uncov:  
 Add Prk: **Yes**  
 RV Park: **Yes**

Features

Rentals: <b>With Restrictions</b>	B&B: <b>No</b>	Pets: <b>W/RE</b>
Water: <b>Municipal</b>	Fuel: <b>Natural Gas</b>	Sewage: <b>Sewer</b>
Fireplace: <b>1,Gas,Conventional</b>	Bsmt: <b>Full/Partially Finished</b>	
Construct: <b>Frame - Wood</b>	Roof: <b>Asphalt/Fibreglass Shingles</b>	
Foundation: <b>Concrete</b>	Suites Dsc:	
Exterior Fin: <b>Brick, Vinyl</b>	Heat/Cool: <b>Central Air</b>	
Pool Type: <b>Outdoor Pool, Inground Pool</b>	Pool Feat:	
Equip/Appl: <b>Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer</b>		
Flooring: <b>Carpeting/Wall-to-Wall, Hardwood, Linoleum, Tile</b>		
Structures: <b>Concrete terrace, Patio(s)</b>		
Exterior Feat: <b>Garden, Underground Sprinkler</b>		
Interior Feat: <b>Smoke Detector(s), Vacuum Built-In</b>		
Site Infl: <b>Adult-Oriented, Age Restrictions, Central Location, Corner Site, Easy Access, Fully Landscaped, Highway Access, Landscaped, Park Nearby, Public Transit Nearby, Recreation Nearby, Shopping Nearby</b>		

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	15X14	Dining Room	L1	12X11	Kitchen	L1	12X11
Nook	L1	12X9	Master Bedroom	L1	15X12	Bedroom	L1	14X12
Bedroom	B	27X13	Ensuite - Full	L1	12X5	Bathroom - Full	L1	8X5
Bathroom - Full	B	9X8	Laundry	B	14X13	Patio	L1	14X14
Storage	B			B	20X20			

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$2,957.00** Tax Yr: **2018**  
 Title Held: **Freehold** Terms Sale: Court Sale: **No**  
 Trades:  
 Legal Dsc: **Plan KAS633 Strata Lot 57 District Lot 136 Land District 41**

Strata

Complex: **Sandhaven** Laundry: **In Unit** Units in Prj: **187**  
 Gated: **Yes** By Laws Av: Units in Bld: **1**  
 Age Restr: **Yes / 55** Stalls: Rent Allow: **With Restrictions** Stry in Bld: **1**  
 Strata Fees: **\$235.00** Type: **Part of Strata Lot** Stry in Unit: **1**  
 Fee Incl: **Contingency Reserve, Landscaping, Management, Recreational Facilities, Road Maintenance, Snow Removal**  
 Amenities: **BBQ Allowed**

Remarks

Dtl Loc: **off Gordon-Sandhaven adult gated community**  
 Pub Rmks: **Sparkling clean 3 bedrm rancher w/ full basement on a beautiful manicured corner lot. Boasts a great open concept floor plan offering a roomy white shaker kitch with Xlge sunny bayed out nook both w/ hardwood floors. Big livingrm also with big bayed out window, gas fireplace & SGDoor to private cement patio. Master suite has lge window & 4 pce ensuite. The bright lge 2nd bedrm has SGDoor to your own private patio. The lower level inc a 14x13 laundry/hobbyrm & a 3rd massive bedrm & reading area this room can also be used as family/rec & or gamesrm. In addition there is a third 3piece bath & huge storagerm. Sit back relax & enjoy your covered private fenced patio and flower garden...it's your secret piece of heaven. Inc. loads of newer extras: 7 appliances, B/I vac many upgrades: all windows, bay windows, SGDoors, kitchen, cabinetry, bathrms, water tank, A/C, vac, patio, roof, sidewalk+++.** On a fantastic location by Guisachan shopping center including medical, bank, park and much more.