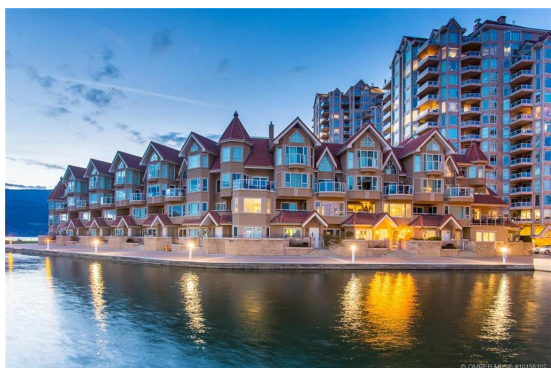


# Listing Crossproperty Client Full

#114 1156 Sunset Drive, Kelowna, V1Y 9R7 Price: \$1,198,000  
 MLS® #: 10158102 Status: Preactive PID: 018-774-075  
 Zone: Central Okanagan Sub Area: KN - Kelowna North DOM:



### General Information

Prop Type: Strata Year Built: 1996  
 Type Dwell: Townhouse Yr Blt Dsc: Approximate  
 Style/Story: Two Storey Shop/Den: No/No

### Layout

Beds: 3  
 Full Baths: 2  
 Half Baths: 1  
 En Suite: 5-PCE  
 Ttl Baths: 3

### Finished Floor Area

Main: 1030  
 Above Main: 820  
 Below Main:  
 Basement:  
 Total: 1850

### Lot Information

Frontage:  
 Depth:  
 Irregular: No  
 Acres:  
 Wtr Frnt:  
 Wtr Infl: Lakeshore, Semi-Lakeshore, Waterfront Nearby  
 View: View, Lake View, Mountain View, City View, Valley View

### Parking

Prk Cov: 2 RV Park: No  
 Prk Uncov: 0 Add Prk: Yes  
 Prk Spcs: Carpport:  
 Grg Opt:  
 Grg Dsc: Underground

### Features

Rentals: With Restrictions	B&B: No	Pets: W/RE
Fireplace: 1, Gas, Insert	Bsmt:	
Construct: Frame - Wood	Roof: Tile	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Stucco	Heat/Cool: Central Air, Forced Air	
Water: Irrigation District	Fuel: Natural Gas	
Fencing:	Outside Area:	
Pool Type: Indoor Pool, Outdoor Pool, Inground Pool, Pool	Sewage: Sewer	
Pool Feat: Heated Pool		
Equip/App: Dishwasher, Dryer, Oven Built-In, Refrigerator, Washer		
Flooring: Hardwood, Tile		
Structures: Patio(s)		
Exterior Feat: Enclosed Balcony, One Balcony, Two Balconies		
Interior Feat: Drywall, Security System, Skylights, Smoke Detector(s), Vacuum Built-In		
Site Infl: Central Location, Downtown Core, Easy Access, Park Nearby, Public Transit Nearby, Recreation Nearby, Shopping Centre, Shopping Nearby, Storage, Waterfront		

### Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	12X19	Foyer	B	8X5	Dining Room	L1	11X10
Kitchen	L1	11X12	Master Bedroom	L2	16X14	Bedroom	L2	11X11
Bedroom	L1	11X9	Ensuite - Full	L2	12X8	Bathroom - Full	L2	5X10
Bathroom - Half	B	7X4	Storage	B	8X5			

### Finance/Tax

Native Res: No LR Owner: No Taxes: \$5,316.00 Tax Yr: 2017  
 Title Held: Freehold Terms Sale: Court Sale: No  
 Trades:  
 Legal Dsc: Strata Lot 8, District Lot 139, Plan KAS1436 ODYD

### Strata

Complex: The Lagoons Laundry: In Unit Units in Prj: 104  
 Gated: No Approv: Yes By Laws: 25 Units in Bld: 25  
 Age Restr: Stalls: 2 Rent Allow: With Restriction Stry in Bld: 0  
 Strata Fees: \$642.08 Stor Locker: Yes Stry in Unit: 2  
 Parking Type: CP - Assigned by Strata Storage Type: Part of Strata Lot  
 Fee Incl: CareTaker, Contingency Reserve, GAS, Heat, Insurance, Landscaping, Maintenance Hot Water, Management, Recreational Facilities, Road Maintenance, Sewer, Snow Removal, Trash Removal, Water  
 Amenities: BBQ Allowed, Common Entry, Elevator, Exercise Room, Private Entry, Sauna, Secure Parking, Secured Entry, Storage Area, Swirl Pool

### Remarks

Dtl Loc: Right off Harvey on to Water, left onto Sunset, Between Dolphins & Lagoons Towers, On The Lagoon Facing South.  
 Pub Rmks: Updated GROUND -LEVEL 3bed+3bath townhome at the Lagoons, \$200,000 Estimated reno, enter via board walk access OR underground parking. Open concept main flr allows you to go from the 8x6 WET BAR into the livingrm with gas fire place, sneak out the dining room sliding glass doors to the patio. Kitchen with LG SS appliances, GRANITE COUNTERTOPS tops, raised bar. Main flr bdrm has lrg sky light to take in the morning sun. Upstairs enter the master bed and to be greeted with a view of waterfront park, 1 walk-in, and 1 regular closet and shared balcony with 2nd brdm. Ensuite boasts undermount sinks, room enough to swim in the soaker tub, separate rain head shower and soft close drawers. 2nd bedroom has walk thru-closets with main bathrm access. Main 3 pc bath hosts a unique double-sided glass wall in the shower opened to skylight shaft. Heated tile throughout the foyer makes coming home in the colder months cozier, cabinets allow for hiding switches and 2 pc bath for convience.

Information Deemed Reliable But Cannot Be Guaranteed.