

## Listing Crossproperty Client Full

**#612 654 Cook Road, Kelowna, V1W 3G7**

MLS® #: **10161449**  
 Zone: **Central Okanagan**

Status: **Active**      PID: **027-138-151**  
 Sub Area: **LM - Lower Mission**

Price: **\$534,800**  
 ADOM: **1**

### New Listing!



#### General Information

Prop Type: **Strata**  
 Type Dwell: **Apartment**  
 Style/Story: **One and a half**

Year Built: **2007**  
 Yr Blt Dsc: **Approximate**  
 Shop/Den: **No/No**

#### Layout

Beds: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 En Suite: **More than One**  
 Ttl Baths: **2**

#### Finished Floor Area

Main: **1075**  
 Above Main:  
 Below Main:  
 Basement:  
 Total: **1075**

#### Lot Information

Frontage: **0**  
 Depth: **0**  
 Irregular: **No**  
 Acres: **0**  
 Wtr Frnt: **0**  
 Wtr Infl: **Waterfront Nearby**  
 View: **View, Lake View, Mountain View**

#### Parking

Prk Cov: **1**      RV Park: **No**  
 Prk Uncov:      Add Prk: **Yes**  
 Prk Spcs:  
 Grg Opt:  
 Grg Dsc: **Heated, Underground**

#### Features

Rentals: <b>Yes</b>	B&B: <b>No</b>	Pets: <b>W/RE</b>
Fireplace: <b>0</b>	Bsmt:	
Construct: <b>Concrete Block, Frame - Steel</b>	Roof: <b>Metal, Torch on Roof</b>	
Foundation: <b>Concrete</b>	Suites Dsc:	
Exterior Fin: <b>Stucco</b>	Heat/Cool: <b>Central Air, Forced Air</b>	
Water: <b>Municipal</b>	Fuel: <b>Electricity</b>	
Fencing:	Outside Area:	
Pool Type: <b>Outdoor Pool, Inground Pool, Pool</b>	Sewage: <b>Sewer</b>	
Equip/Appl: <b>Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings</b>		
Flooring: <b>Carpeting/Wall-to-Wall, Partial Carpet, Slate Floor</b>		
Structures: <b>Patio(s)</b>		
Exterior Feat: <b>Hot Tub, One Balcony</b>		
Interior Feat: <b>Drywall, Fire Sprinkler System, Smoke Detector(s)</b>		

#### Rooms

Room	Dimensions	Room	Dimensions	Room	Dimensions
<b>Living Room</b>	<b>L1 14X12</b>	<b>Dining Room</b>	<b>L1 8X8</b>	<b>Kitchen</b>	<b>L1 10X9</b>
<b>Master Bedroom</b>	<b>L1 12X10</b>	<b>Master Bedroom</b>	<b>L2 17X11</b>	<b>Ensuite - Full</b>	<b>L1 5X5</b>
<b>Ensuite - Full</b>	<b>L2 9X6</b>	<b>Laundry</b>	<b>L1 3X6</b>	<b>Deck</b>	<b>L1 10X6</b>

#### Finance/Tax

Native Res: <b>No</b>	LR Owner: <b>No</b>	Taxes: <b>\$2,337.00</b>	Tax Yr: <b>2016</b>
Title Held: <b>Freehold</b>	Terms Sale:	Court Sale: <b>No</b>	
Trades:			
Legal Dsc: <b>Strata Lot 265 District Lot 134 Plan KAS3262 ODYD</b>			

#### Strata

Complex: <b>Playa Del Sol</b>	Laundry: <b>In Unit</b>	Unts in Prj: <b>283</b>
Gated: <b>No</b>	By Laws:	Unts in Bld: <b>283</b>
Age Restr:	Stalls:	Stry in Bld: <b>6</b>
Strata Fees: <b>\$610.00</b>	Stor Locker: <b>Yes</b>	Stry in Unt: <b>2</b>
Parking Type: <b>CP - Assigned by Strata</b>	Storage Type: <b>LCP - Limited Common Property</b>	
Fee Incl: <b>CareTaker, Contingency Reserve, Heat, Insurance, Landscaping, Maintenance Hot Water, Sewer, Trash Removal, Water</b>		
Amenities: <b>BBQ Allowed, Club House / Rec Centre, Exercise Room, Secure Parking, Secured Entry, Storage Area, Swirl Pool</b>		

#### Remarks

Dtl Loc: **Left off Lakeshore Rd onto cook and it is the first building o the corner. Street parking and limited plaza parking available.**

Pub Rmks: **In the heart of the Lower Mission, Enjoy a permanent vacation in this PENTHOUSE 2BED, 2BATH LOFT at Playa Del Sol. This open unit has 20FT VAULTED CEILINGS, loft space, slate tile flooring and carpet and DUAL MASTERS. The 4pc kitchen has all SS appliances, granite countertops, and an extended breakfast bar. Two large windows and deck access off the living room make allow you to take in the lake view from where ever you are! The main flr master has an 8"x4" walk-in closet and access to the main bath. Have comfort and privacy in 2nd master with a half glass wall and 2nd floor, slate tile 4pc bathroom. The complex has a seasonal outdoor pool and hot tub, fitness center ( all on the third floor) owners lounge located on the same floor as the unit and a restaurant located at the entrance. Just minutes away from beaches and shopping, Selling furnished. It was used as a vacation rental, with great income. Strata fee incl. heating and water.**

Information Deemed Reliable But Cannot Be Guaranteed.