



RE/MAX Kelowna
250-868-8000
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Listing Crossproperty Client Full

3920 Angus Drive, West Kelowna, V4T 2J8 Price: \$949,800
 MLS® #: 10163632 Status: Active PID: 026-966-406 ADOM: 1
 Zone: Central Okanagan Sub Area: WEC - Westbank Centre

New Listing!



General Information

Prop Type: Single Family Residential Year Built: 2009
 Type Dwell: Single Family Yr Blt Dsc: Actual
 Style/Story: Grade Level Entry Shop/Den: -/Yes

Layout

Beds: 4
 Full Baths: 3
 Half Baths: 0
 En Suite: 5-PCE
 Ttl Baths: 3

Finished Floor Area

Main: 1748
 Above Main:
 Below Main: 1611
 Basement:
 Total: 3359

Lot Information

Frontage: 129
 Depth: 62
 Irregular:
 Acres: 0.19
 Wtr Frnt:
 Wtr Infl:
 View:

Parking

Prk Cov: 2 RV Park:
 Prk Uncov: 4 Add Prk:
 Prk Spcs: Carport:
 Grg Opt: Double
 Grg Dsc: Attached

Features

Rentals: Yes	B&B: No	Pets: Yes
Fireplace: 1, Gas, Conventional	Bsmt: Full, Grade Level Entry/Walkout/Fully Finished	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc: Not Legal	
Exterior Fin: Stucco	Heat/Cool: Central Air, Forced Air, Heat Pump	
Water: Municipal	Fuel: Electricity, Natural Gas	
Fencing:	Outside Area:	
Pool Type:	Sewage: Sewer	
Equip/App: Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Gas, Washer, Window Coverings		
Flooring: Carpeting/Wall-to-Wall, Ceramic Tile, Hardwood, Tile		
Exterior Feat: Garden, Private Yard, Underground Sprinkler		
Interior Feat: Drywall, Vacuum Built-In		

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Kitchen	L2	17'4"X18'8"	Bedroom	L2	13X10'4"	Great Room	L2	18'6"X18'6"
Deck	L2	24'5"X9	Bathroom - Full	L2	6'4"X6'5"	Master Bedroom	L2	15X15
Ensuite - Full	L2	13'6"X13'4"	Bedroom	L1	12X10'4	Rec Room	L1	22X16
Foyer	L1	6X17	Den / Office	L1	10X12'8	Bathroom - Full	L1	5'9X9
Bedroom	L1	12X10	Laundry	L1	6'11X11'8			

Finance/Tax

Native Res: No LR Owner: No Taxes: \$4,897.00 Tax Yr: 2016
 Title Held: Freehold Terms Sale: No Court Sale: No
 Trades:
 Legal Dsc: Lot B District Lot 5074 ODYD Plan KAP83067

Remarks

Dtl Loc: Left off HWY 97 onto Gellatly RD, follow for 900m and left on Angus Drive, Follow for 350m, the property is on the left.
 Pub Rmks: Fall in love with West Kelowna, just a minutes walk to Gellatly Bay, close to shopping, wineries and still 15 minutes from downtown Kelowna is this double garage, 4 bed,3 bath+den home. Let the 19ft vaulted ceilings greet you as you walk in, the practical ground floor has 2 beds, 4pc bath, storage, W/D, den and rec room. Making it impossible not to invite everyone over. Open concept upstairs with 13.5ft vaulted ceilings and maple H/W flooring lets you enjoy the Gellatly View from the kitchen to the living room. Prepare dinner on the 9FT ISLAND, granite undermount sink, 5app and electrolux gas stove without even having to worry about elbow room. Enjoy the double sided fireplace from the partially covered patio or from the livngrm. Master has 10ft ceilings and panoramic views,5pc separate shower and bath ensuite with HEATED QUARTZ flrs and W/I closet access. Walk out access to the lush private backyard and pizza oven from the main floor make it hard not to want to stay home.

Information Deemed Reliable But Cannot Be Guaranteed.