



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



255 Elbe Court Kelowna V1X 5J8

Price: **\$489,800**

MLS® #: **10167281**

PID: **005-846-935**

Division: **Central Okanagan**

Sub-Area: **RN - Rutland North**



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **Bi-Level**
 Year Built: **1976**
 Yr Blt Dsc: **Actual**
 Grg Opt:
 Grg Dsc: **Attached**

Layout

Beds: **4**
 Full Baths: **2**
 Half Baths: **0**
 Ttl Baths: **2**

Finished Floor Area
 Main: **1000**
 Above Main:
 Below Main:
 Basement: **800**
 Total: **1800**

Lot Information

Frontage: **70.00**
 Depth: **130.00**
 Irregular: **Yes**
 Acres: **0.21**

Parking
 Prk Cov: **1**
 Prk Uncov: **4**
 Add Prk: **Yes**
 RV Park: **Yes**

Features

Rentals: **Not Applicable**
 Fireplace: **1,Electricity,Conventional**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Stucco**
 Water: **Irrigation District**
 Pool Type:
 Equip/Appl: **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings**
 Flooring: **Hardwood, Laminate, Linoleum, Partial Carpet**
 Structures: **Covered Deck, Deck**
 Exterior Feat: **Fenced Yard**
 Interior Feat: **Smoke Detector(s)**

B&B: **No** Pets: **N/A**
 Bsmt: **Full/Separate Entrance/Fully Finished**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **A/C Wall Unit(s), Forced Air**
 Fuel: **Natural Gas**
 Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	19X13	Dining Room	L1	12X9	Kitchen	L1	12X12
Master Bedroom	L1	13X12	Bedroom	L1	10X10	Bedroom	B	12X12
Bedroom	B	12X10	Bathroom - Full	L1	10X8	Bathroom - Full	B	8X6
Family Room	B	19X12	Laundry	B	10X8	Deck	L1	24X12

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$2,747.83** Tax Yr: **2018**
 Title Held: **Freehold** Court Sale: **No**

Legal Dsc: **Lot 14 Section 26 Township 26 Osoyoos Division Yale District Plan 24722**

Next to RU6 Zoning

Dtl Loc: **Rutland Rd. North/Mugford/Prior/Elbe**

Pub Rmks: **Rutland North-End of cul de sac location with rezoning potential to RU6. This home is nestled on a .21 acres lot offering 2+2 bedrooms, 2 baths and great big family room with electric fireplace. The kitchen includes nook area and door to deck perfect for the BBQ. The spacious dining room offers parquet hardwood floors and sliding glass door to massive 24x12 covered deck also with access to the fenced back yard and has an attached garage. Close walking proximity to Rutland Middle School, RSS, YMCA, Sports fields, arena... At day's end sit back relax and listen to the birds singing for you in your own front or back yard complete with mature shade trees. Property is connected to sewer and is all paid for.**