



#14 1201 Cameron Avenue, Kelowna, V1Y 9S4

MLS® #: **10171447** Status: **Active** PID: **014-759-331**
 Zone: **Central Okanagan** Sub-Area: **KS - Kelowna South**



General Information

Prop Type: **Strata**
 Type Dwell: **Townhouse - Detached**
 Style/Story: **One Storey**
 Year Built: **1990**
 Yr Blt Dsc: **Actual**
 Grg Dsc: **Attached**

Layout

Beds: **2**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **4-PCE**
 Ttl Baths: **2**

Finished Floor Area

Main: **1565**
 Above Main:
 Below Main:
 Basement:
 Total: **1565**

Lot Information

Frontage:
 Depth:
 Irregular:
 Acres:

Parking

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

Features

Rentals: **With Restrictions** B&B: **No** Pets: **W/RE**
 Water: **Municipal** Fuel: **Natural Gas** Sewage: **Sewer**
 Fireplace: **1, Gas, Conventional** Bsmt: **Crawl**
 Construct: **Frame - Wood** Roof: **Asphalt/Fibreglass Shingles**
 Foundation: **Concrete** Suites Dsc:
 Exterior Fin: **Stucco** Heat/Cool: **Central Air, Forced Air**
 Pool Type: **Indoor Pool, Outdoor Pool** Pool Feat:
 Equip/Appl: **Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings**
 Flooring: **Laminate, Linoleum, Partial Carpet**
 Exterior Feat: **Underground Sprinkler**
 Interior Feat: **Smoke Detector(s)**
 Site Infl: **Adult-Oriented, Central Location, Easy Access, Flat Site, Fully Landscaped, Highway Access, Landscaped, Park Nearby, Public Transit Nearby, Shopping Nearby**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	16X14	Dining Room	L1	10X8	Kitchen	L1	12X9
Nook	L1	9X6	Family Room	L1	16X13	Master Bedroom	L1	16X11
Bedroom	L1	11X10	Ensuite - Full	L1	10X8	Bathroom - Full	L1	8X5
Laundry	L1	10X7	Sunroom	L1	10X8	Storage	L1	8X6

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$2,991.71** Tax Yr: **2018**
 Title Held: **Freehold** Terms Sale:
 Trades:
 Legal Dsc: **Plan: KAS768 Strata Lot:14 District Lot:136 41 Osoyoos Div of Yale**

Strata

Complex: **Sandstone** Laundry: **In Unit** Units in Prj: **189**
 Gated: **Yes** By Laws Av:
 Age Restr: **Yes / 55** Rent Allow: **With Restrictions** Units in Bld: **1**
 Strata Fees: **\$342.61** Type: **Part of Strata Lot** Stry in Bld: **1**
 Fee Incl: **Contingency Reserve, Landscaping, Management, Road Maintenance, Snow Removal, Trash Removal** Stry in Unt: **1**
 Amenities: **Club House / Rec Centre, Exercise Room, Security Gate, Swirl Pool**

Remarks

Dtl Loc: **Gordon to Cameron, Behind Guisichan Village Shopping Center**
 Pub Rmks: **Sandstone-Kelowna's prestigious premier adult gated community. 1,565 sft 2 bedrooms, 2 baths + sun room detached rancher with west facing backyard. Kitchen boasts good size bayed out nook, eat-in island, oak cabinetry & opens to family room and sun room. Includes newer A/C, furnace, hot water tank and roof. There is a gas fireplace in the family room with brick façade, built-in vac, & double garage. Excellent facilities including a fantastic clubhouse, indoor as well as outdoor heated pools, hot tub, billiards room, fitness room and library with fireplace. This 55+ community is in a fantastic location just steps to Guisichan Village mall with great shops, Starbucks, flower shop, chocolatier, Codfathers seafood, pharmacy, medical clinic... and is near lake and hospital. This is freehold land, pets allowed are 1 cat or 1 dog to a max of 15" when fully grown.**