



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



Colin Krieg

Client Full

Page 1 of 2

#1 1255 Bernard Avenue Kelowna V1Y 6R3

MLS® #: **10173641**

Division: **Central Okanagan**

Status: **Active**

Sub-Area: **KN - Kelowna North**

PID: **024-888-451**

Price: **\$389,000**

ADOM: **0**



General Information

Prop Type: **Strata**
 Type Dwell: **Townhouse**
 Style/Story: **Two Storey**
 Year Built: **1970**
 Yr Blt Dsc: **Approximate**
 Grg Opt:
 Grg Dsc:
 Carport:
 Shop: **No**

Layout

Beds: **3**
 Full Baths: **1**
 Half Baths: **1**
 Ttl Baths: **2**

Finished Floor Area

Main: **540**
 Above Main: **560**
 Below Main:
 Basement:
 Total: **1100**

Lot Information

Frontage:
 Depth:
 Irregular: **No**
 Acres: **0.00**
 Wtr Infl:
 View:

Parking

Prk Cov:
 Prk Uncov: **2**
 Add Prk: **No**
 RV Park: **No**

Rentals: **With Restrictions**
 Fireplace: **1,Electricity,Decorative**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Brick, Stucco**
 Water: **Municipal**
 Pool Type:
 Flooring: **Carpeting/Wall-to-Wall, Floor Vinyl, Laminate**
 Structures: **Deck**
 Exterior Feat: **Fenced Yard**

Features

B&B: **No** Pets: **W/RE**
 Bsmt: **Crawl**
 Roof: **Torch on Roof**
 Suites Dsc:
 Heat/Cool: **A/C Wall Unit(s)**
 Fuel: **Electricity**
 Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	17X1	Kitchen	L1	11'6X8	Master Bedroom	L2	14X9
Bedroom	L2	9X8'5	Bedroom	L2	9X9	Bathroom - Half	L1	4X4
Bathroom - Full	L2	8X6	Foyer	L1	6X6	Dining Room	L1	9X8
Den / Office	L2	6X5	Deck	L1	31X15	Storage	B	5X3

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$1,572.04** Tax Yr: **2018**
 Title Held: **Freehold** Terms Sale: Court Sale: **No**
 Trades:
 Legal Dsc: **SL Lot 1 Plan KAS2279 DL 137 ODYD**

Strata

Complex: **1255 Bernard** Laundry: **In Unit** Units in Prj: **13**
 Gated : **No** Approv: **Yes** By Laws Av:
 Age Restr: **No** Stalls: Rent Allow: **With Restrictions** Units in Bld: **5**
 Strata Fees: **\$231.08** Type: **LCP - Limited Common Property** Stry in Bld: **2**
 Fee Incl: Stry in Unt: **2**
 Amenities:

Utilities

Cable TV: Power: Phone: Hookup:
 Gas: Sewer: Water:

Remarks

Dtl Loc: **Right off Gordon onto Bernard. Right off Bernard into the complex parking lot. First unit on the left of the pathway.**



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Page 2 of 2

Pub Rmks:

The perfect updated END UNIT 3 bed+.1.5bath townhome centrally located just outside downtown in a quiet family friendly neighborhood. The bright main flr is laminate throughout with newly renovated 2pc bathroom off the foyer. Updated U-Shaped Kitchen with 4pc all white appliances, counter space all around, tile backsplash & a bar giving you a complete view of the living and dining space. From the livingrm, you can come and go as you please onto the private patio space also privately accessible from the parking lot. Carpeted stairs off the foyer go to the second flr. Master boasts matching laminate to the main flr, 2 large windows & full closet with two other carpeted bedrms both with a window & full closet. Lastly upstairs a 4pc updated bathrm and den with glass block window. You are walking distance from Nesters, Starbucks, parks, & beaches with schools nearby. Shared garden & yard space as well as central courtyard giving the complex a unique community feel. NO pet restrictions.