

Listing Crossproperty Client 1 Page

#127 850 Saucier Avenue, Kelowna, V1Y 6A3

MLS® #: **10177098**
 Zone: **Central Okanagan**

Status: **Active** PID: **027-730-018**
 Sub Area: **KS - Kelowna South**

Price: **\$324,800**
 ADOM: **0**

New Listing!



General Information

Prop Type: **Strata**
 Type Dwell: **Apartment**
 Style/Story: **Multi-Level**

Year Built: **2009**
 Yr Blt Dsc: **Actual**
 Shop/Den: **-/Yes**

Layout

Beds: **1**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **4-PCE**
 Ttl Baths: **2**

Finished Floor Area

Main: **967**
 Above Main:
 Below Main:
 Basement:
 Total: **967**

Lot Information

Frontage:
 Depth:
 Irregular: **No**
 Acres: **0**
 Wtr Frnt:
 Wtr Infl:
 View:

Parking

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

Rentals: **Yes**
 Water: **Municipal**
 Fireplace:
 Construct: **Frame - Wood**
 Foundation:
 Exterior Fin:
 Flooring: **Carpeting/Wall-to-Wall, Floor Vinyl, Linoleum**
 Exterior Feat: **Enclosed Balcony**
 Interior Feat: **Drywall, Vacuum Roughed In**

Features

B&B: **No** Pets: **W/RE**
 Fuel: **Geothermal** Sewage: **Sewer**
 Bsmt:
 Roof:
 Suites Dsc:
 Heat/Cool: **Geothermal**

<u>Room</u>		<u>Dimensions</u>		<u>Room</u>		<u>Dimensions</u>		
Living Room	L1	14'6X8'6	Dining Room	L1	7'6X7'6	Kitchen	L1	9'6X8'6
Master Bedroom	L1	13X10'6	Ensuite - Full	L1	8X5	Bathroom - Full	L1	6X5
Den / Office	L1	9X7	Laundry	L1	8X3'6	Deck	L1	11'6X6'6
Walk in Closet	L1	7X5						

Native Res: **No** LR Owner: **No** Finance/Tax
 Title Held: **Freehold** Terms Sale:
 Trades:
 Legal Dsc: **PLAN KAS3577 LOT 16 DISTRICT LOT 138 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTIO**
 Taxes: **\$1,553.00** Tax Yr: **2018**
 Court Sale: **No**

Strata

Complex: **Murano** Laundry: **In Unit** Unts in Prj: **68**
 Gated: **No** Approv: **Yes** By Laws:
 Age Restr: Stalls:
 Strata Fees: **\$290.00** Parking Type: **CP - Assigned by Strata** Rent Allow: **Yes** Unts in Bld: **68**
 Fee Incl: **CareTaker, Contingency Reserve, Heat, Insurance, Maintenance Hot Water, Management, Recreational Facilities, Road** Stry in Bld: **4**
 Amenities: **Maintenance, Sewer, Snow Removal, Trash Removal, Water** Stry in Unt: **1**
BBQ Allowed, Elevator, Wheel Chair Access

Remarks

Dtl Loc: **Headed South on Hwy 97 towards the bridge, Left on Ethel, Right on Saucier. Murano Building on your right.**
 Pub Rmks: **Fabulous, fantastic open floor plan 1 Bedrm + Den +2 full bathrooms unit in Murano building. This approx. 850 sq.ft. condo is a raised ground floor unit and is enhanced by with lots of natural light. It boasts a welcoming spacious cool modern living room with huge window and access to nice west facing private balcony. The bedrooms includes a large walking closet, big window, a great 4 piece en-suite in addition to another 4 piece bathroom. The kitchen features shak style cabinetry, eat-in breakfast bar, fridge, stove, dishwasher and built-in microwave. This welcoming unit offers laminate floors, 6 appliances, in unit laundry, storage room and one secured underground parking spot. Strata fees INCLUDE Geothermal heat, AC, and hot water There are no rental restrictions, one dog or one cat is allowed. Located on a short walk to downtown, lake, parks, restaurants, pubs, capri centre mall, medical and all the amenities. Property is subject to probate.**

Information Deemed Reliable But Cannot Be Guaranteed.