

Listing Crossproperty Client 1 Page

1640 Smithson Place, Kelowna, V1Y 8N5

MLS® #: **10177071**
 Zone: **Central Okanagan**

Status: **Active**
 Sub Area: **GL - Glenmore**

PID: **002-699-389**

Price: **\$849,800**
 ADOM: **10**



General Information

Prop Type: **Single Family Residential** Year Built: **1987**
 Type Dwell: **Single Family** Yr Blt Dsc: **Approximate**
 Style/Story: **Two Storey** Shop/Den: **Yes/No**

Layout

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

Finished Floor Area

Main: **1662**
 Above Main:
 Below Main: **1042**
 Basement:
 Total: **2704**

Lot Information

Frontage:
 Depth:
 Irregular: **Yes**
 Acres: **0.2**
 Wtr Fmt:
 Wtr Infl:
 View: **View, Mountain View, City View**

Parking

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

Features

Rentals: Yes	B&B: No	Pets: Yes
Water: Municipal	Fuel: Natural Gas	Sewage: Sewer
Fireplace: 1, Gas, Insert	Bsmt: Full/Separate Entrance/Fully Finished	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Brick, Stucco	Heat/Cool: Central Air, Forced Air	
Equip/Apl: Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Gas, Washer, Window Coverings		
Flooring: Hardwood, Other (See Remarks), Partial Carpet, Tile		
Structures: Playhouse, Workshop		
Exterior Feat: Fenced Yard, Private Yard, Underground Sprinkler		
Interior Feat: Drywall, Island, Smoke Detector(s), Vacuum Built-In		

Rooms

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Kitchen	L1	14X9	Living Room	L1	14X12	Dining Room	L1	12'6X10
Family Room	L1	13'6X11'6	Foyer	L1	7'X5'6	Laundry	L1	
Master Bedroom	L1	13'6X11'	Ensuite - Full	L1	10'6X8'	Bathroom - Full	L1	8'6X6'6
Bedroom	L1	11'6X10'	Bedroom	L1	11'6X10'	Media Room	B	15X11
Bathroom - Full	B	7'6X5'	Bedroom	B	10'X10'	Living Room	B	13'6X11'
Roughed in Kitchen	B	7'6X4'6	Storage	B	10X7'6	Workshop	B	14X5'6
Patio	L1	10'X6'	Patio	L1	13'X12'			

Finance/Tax

Native Res: No	LR Owner: No	Taxes: \$4,410.00	Tax Yr: 2018
Title Held: Freehold	Terms Sale:	Court Sale: No	
Trades:			
Legal Dsc: Lot 12 Section 29 Township 26 ODYD Pland 31799			

Remarks

Dtl Loc: **Glenmore North to High road, turn left on High, Right on Caldwell, Left on Smithson**
 Pub Rmks: **RENOVATED 4 bedroom, 3 bath family home featuring GARAGE w/ 14x5 WORKSHOP, ample RV PARKING and already ROUGHED IN for SUITE with separate entrance plus mountain views. Located on a QUIET CUL DE SAC this home offers gorgeous gleaming hardwood floors, linear fireplace and family room off kitchen with access to patio. The fabulous kitchen comes complete with quartz countertops, SS appliances including gas stove and wine fridge, it is fully tiled to ceiling back splash wall and offers flat panel cabinetry plus eat-in bar. The Romantic Master Suite boasts relaxing spa-like en-suite with double undermount 'bamboo' sinks, large tiled shower, separate soaker tub and walk-in closet with barn door. It comes with laundry on main floor, B/I living room speakers, high efficiency furnace, natural gas BBQ hook up and much more. Enjoy summer afternoons from the large partially covered rear deck and watch the children play in the PRIVATE LARGE BACKYARD complete with their own custom playhouse.**

Information Deemed Reliable But Cannot Be Guaranteed.