

15 – 452 Glen Pine Court, Kelowna, B.C., V1V 1W7

Lot 15, Section 32, Township 26, Strata Plan KAS1136

- Two storey situated at end of a no-through-street
- Green space on two sides
- Level lot: approximately 57' x 96' (0.15 acre), irregular shape
- Two bay garage with storage cabinets, shelving, small work bench and auto garage door opener
- Generous parking spaces
- Private fenced yard:
  - Stamped concrete patio in back yard
  - Stucco garden shed (triangular shape) with power
  - Natural gas line to patio for BBQ or hot tub
  - Underground sprinklers
  - Low maintenance design
  - Wooded privacy
  - View of valley
- Close to all amenities (1.5 blocks to Watson Elementary school and bus stop)
- Finished floor area 3,081 (approximate sq. ft.):
  - Main: 1,202
  - Upper: 1,009
  - Basement: 870
- Main level:
  - Spacious foyer with oak hardwood floor, closet and curved staircase to upper level
  - Double French doors to living room
  - Living room with tile floor, vaulted ceiling and large arched window
  - Family room with floor to ceiling stone gas fireplace & fan, wood floor and french doors opening to the back patio (room is wired for speakers)
  - Large kitchen with cork flooring and built-in wine fridge adjoining the family room
  - Bright eating area adjacent to kitchen with an abundance of windows, wood floor and corner French door to back patio
  - Archway from kitchen leading to dining room with crown mouldings and tile/wood flooring
  - Two piece bathroom for guests decorated with wainscoting
  - Convenient laundry room with tiled floor, cupboards, counter, sink and closet
  - Direct access to garage and side yard with additional parking
- Upper level:
  - Large master bedroom with workout/dressing area
  - Pocket door to four piece ensuite with tile floor, linen closet, tile surround soaker tub/shower and direct access to large walk-in closet

- Additional two well sized bedrooms with closets
- Four piece main bathroom with tile flooring and laundry chute
- Large hall linen closet
- Lower level:
  - Spacious fourth bedroom with closet
  - Large family/media/games room
  - Four piece bathroom
  - Linen closet
  - Small den/storage with French door and tile flooring
  - Storage area with built-in cabinet
  - Extra storage shelves in furnace room
- Tile roof, stucco exterior
- New 60 gallon hot water tank in 2008
- Main water filter
- Reverse osmosis in kitchen
- Built-in vacuum
- Forced air natural gas heating with air conditioning (new in Jan. 2011 with transferable warranty and free service for one year)
- Alarm system (registered)
- Window screens
- Raised herb garden
- Pet free
- Smoke free
- Strata fee: \$90.00/month or \$85.00/month if paid annually
- Strata covers: water, road maintenance (snow plowing & sanding, spring sweeping), maintenance of common property, street lighting, insurance on common grounds (above & below services) property valued at \$627,000
- Strata bylaws @ <http://www.glenpineridge.org/glenBYLAW.pdf>