

		1957 CAPISTRANO DRIVE				
		Area Central Okanagan Sub Area UD - University District Type Single Family Stores Rancher with Basement Taxes \$5,347 (2017) MLS® 10148606 Age Year Blt 2006 Zoning RU1	Status Active Possession Title Freehold Current Price \$1,088,000 Original Price \$1,088,000 Price Sold DOM 1			
INTERIOR		EXTERIOR		SERVICES		
Bedrooms 3	Bathrooms 4	Exterior Finish Stucco	Construction Frame - Wood	Heat Fuel Central Air, In-Floor (Water), Stove		
Ensuite 4	Remodelled	Roof Tile	Foundation Concrete	Water Natural Gas		
Fireplace Types	Fin./Roughed-In 2	Basement	Basement Devel	Sewer Municipal		
ROOMS (SqFt Finished: 3,914)			EXTERIOR FEATURES			
	Bsmt	Main	Above	Other		
Totals Sqft	1,805	2,109			Lot Width	
Entrance					Lot Area (sqft) 11,282	
Living Room	20'x12'7				Lot Depth	
Dining Room		13'3x11'4			Lot Size (acres) 0.259	
Kitchen	10'8x11'6	13'3x15'			Parking	
Master Bdrm		12'9x15'4			Covered	
Bathroom	3pc	3pc			Pool Type	
Foyer		12'9x15'4			Pool Features	
Great Room		19'9x14'6			Site Influences Downtown Core, Fully Lanscaped, Highway Access, No Thru Road, Public Transit Nearby, Recreation Nearby, Golf Nearby, Shopping Nearby, Cul-De-Sac, Easy Access	
Nook		12'x11'4			Water Influence	
Deck		12'x12'7			Equip Included Dishwasher, Dryer, Oven Built-In, Refrigerator, Stove - Gas, Washer, Window Coverings	
Bedroom	11'6x10'8	11'8x11'5			Restrictions	
Laundry Rm		8'10x19'			LEGAL & MORTGAGE	
Other	7'x11'				Legal	Lot 2 Section 15 Township 23 ODYD Plan KAP
Bathroom		3pc			PID Number	026-422-816
Ensuite		4pc			Mortgage	
AGENT INFORMATION						
Agent Info		Listing Date Jan 24/18		Commission 3.5% of 1st 100K & 1.75% of balance		
Expiry Date				Sale Date		
Listing Office/Salesperson Info.			Phone	Selling Office/Salesperson Info.		Phone
Listing Office Royal Lepage-Locations West Realty			250-493-2244	Selling Office		
Listing Slsp1 Dori Lionello				Selling Slsp1		
Listing Slsp2				Seller		
				Tenant		
<p>An opportunity to own a luxurious home in the prestigious neighbourhood of Quail Ridge. Walkable to UBCO and an in law suite to accommodate your adult children or aging parents. Conveniently located for the world traveler very close to the airport. Shopping, restaurants and amenities close by. This home has very detailed quality finishing throughout. A perfect kitchen with separate pantry. Ceilings are above average height both 10 & 11ft. Large covered deck is perfect for entertaining. Lots of room in this almost 4000 sq ft home. A total of 4 bedrooms plus a large flex room. Master bedroom is complete with 5 piece ensuite, walk in shower, soaker tub and heated tile floors. For him, the triple car garage and parking for 5 more. Yard is a nice sized and can accommodate a pool.</p>						