



Larry Guilbault
 Cell: 250-826-2047
kelownaagent@gmail.com
 Okanagan Real Estate Agent



Property Client Full

2776 Benedick Road, West Kelowna, British Columbia V1Z 1T9

MLS®#: **10343282** Status: **Active**

Title1/Title2: **Freehold, Fee Simple**

List: **\$1,240,000**

Prop Type: **Residential**

Sub Type: **Single Family - Detached**

Orig List: **\$1,240,000**

Mjr /Minor Ar: **Central Okanagan/LH - Lakeview**

DOM: **22**

Heights



General Information

Style: Grade Level Entry

Parcel ID: **004-642-465**

Yr Built: **1981**

Yr Rnvtd:

Yr Blt Src: **BC Assessment**

Recreational:

Bedrooms: **3** Bathrooms: **3**

BR Primary: **2** BA Primary: **2**

BR Suite: **1** BA Suite: **1**

BR Det Dwell: **0** BA Det Dwell: **0**

BR Property: **3** BA Property: **3**

Levels: **2** Shop/Den: **No/No**

Subdivision: **Casa Loma**

Floor Area

Total Fin SqFt: 2,682

Main/First Fin SqFt: **1,414**

Lower Level Fin SqFt: **1,268**

Above Grade Fin SqFt: **1,414**

Below Grade Fin SqFt: **1,268**

Area Source: **360 Virtual Scan**

Lot Information

Lot #: Lot SqFt: **9,148**

Lot Acres: **0.21**

Water Access: W x L: **76.00 X 125.00**

Fencing: **Fenced**

View: **View, Lake, Mountain(s), City**

Interior Features

Fireplace: **Yes** Fireplaces Tot: **2** Wood Stove: **No** Fireplace Feat: **Gas, Wood Burning**
 Accessibility Eq: **No** Suites: **Yes** Suites Legal: **No** Suites Potentl:
 Window Feat: Basement: **Full, Finished, Separate Entrance, Walk Out Access**
 Interior: Flooring: **Carpet, Ceramic Tile, Hardwood, Tile**
 Appliances: **Dishwasher, Dryer, Electric Oven, Gas Range, Microwave, Refrigerator, Washer**
 Inclusions: **hot tub**
 Exclusions: **Primary bedroom drapes, freezers, metal cabinet in garage**

Rooms

Room Type	Level	Dimensions	Room Type	Level	Dimensions
Living Room	Main/First	20' 4" x 15' 11"	Dining Room	Main/First	10' 0" x 9' 10"
Kitchen	Main/First	11' 7" x 9' 8"	Bathroom - Full 4 PCE	Main/First	7' 0" x 7' 3"
Bedroom	Main/First	10' 1" x 11' 9"	Primary Bedroom	Main/First	15' 2" x 12' 3"
Ensuite - Full 4 PCE	Main/First	11' 7" x 8' 10"	Kitchen Dining Area	Main/First	11' 3" x 7' 7"
Other	Main/First	5' 2" x 9' 0"	Foyer	Lower	13' 3" x 13' 9"
Garage	Lower	18' 10" x 19' 8"	Office	Lower	13' 2" x 8' 5"
Living Room - Suite	Lower	20' 2" x 16' 7"	Kitchen - Suite	Lower	12' 10" x 13' 7"
Primary Bedroom - Suite	Lower	14' 6" x 16' 5"	Bath - Full - Suite	Lower	7' 10" x 5' 2"

Exterior Features

Construction: **Frame - Wood** Foundation: **Concrete** Waterfront: **Other**
 Roof: **Asphalt/Fibreglass Shingles** Prop Attached:
 Entry Level: **1** Entry Location: Common Walls:
 Water Qty GPM: Storm Drainage: Patio/Porch Feat: **Covered, Deck**
 Ext. Construct: **Fiber Cement Siding, Stucco**
 Exterior Feat: **Private Yard, Underground Sprinkler**
 Lot Features: **Cablevision, Cul-De-Sac, Easy Access, Family Oriented, Internet, Landscaped, No Thru Road, Close to Park, Paved Roads, See Remarks, Close to Recreation**
 Pool Features: **None**

Parking Features

Ttl Prkng Spcs: **5** Prkng Cov: **2** Prkng Uncov: **5** Secrd Prk Spcs: **2** RV Prkng Spc: **3** Carport: **No**
 Parking Desc: **Garage - Attached** Garage: **Yes/2** Gar Dim: **18.10 x 19.8**

System/Utilities

Cooling: **Central Air** Water Source: **Private Utility**
 Heating: **Forced Air, Natural Gas** Sewer: **Public Sewer**

Public Remarks

Welcome to 2776 Benedick , an exceptional property nestled in a highly sought-after West Kelowna neighborhood of Casa Loma. This beautiful home offers stunning lakeview views, thoughtful features and an unbeatable location which is adjacent to Kalamoair Regional Park, and so close to Dupuis Park, Casa Loma Beach and the community boat launch. Whether you are looking for outdoor adventure, peaceful relaxation (no thru road) or a smart investment opportunity, this home has it all. Step inside to find a spacious, light filled layout with a cozy yet high efficiency wood fireplace, perfect for chilly Okanagan evenings in the winter. In summer enjoy the lakeview from your two decks. (one high above in the back yard for maximum viewings). The property includes a fully equipped in-law suite, perfect for extended family, long term rental or B & B potential. Enjoy serene morning and breathtaking evening from your deck overlooking Okanagan Lake and take full advantage of being just minutes from Kelowna downtown, Campbell Road marina, wineries, shopping and top-rated schools. Double garage, with additional RV or general parking. Come by and take a look at this home today, a must see!, you will be amazed how the owners attention to detail makes this house a great place to call home!

Title

Assgnmt of Contract: **No** Num Titles: Interest Offered: Contingency:
Special Listing Conditions: **Standard** Common Interest:

Restrictions

Pets Allowed: **Yes** Short Term Rent:
Rentals Allowed: **Yes** Short Term Rent Desc: **With B & B License**
Age Restrict: **No** Restrictions Desc:

Legal/Tax

Tax Year: **2024** Taxes: **\$4,844.67** Tax Assd Val: **\$1,076,000.00** Indigenous Lnd: **No**
Tax Assmnt St: **Assessed** Imprvmnts: **\$437,000.00** Agricultural Rsv: Zoning Code: **R1**
Redesign Rezo: Spcf Imprv Ar: SurveyCertAvail: **No** Levies:
of Parcels: Addtnl Parcels: **No** Dev Permit: **Yes** Irrig Wtr Rghts:
Occupant Type: **Owner** Addtnl Parc IDs: Irrig Wtr Acres:
Legal Desc: **LOT: 2, PLAN: KAP25478, DISTRICT LOT: 521, ODYD**

The above information is from sources deemed reliable, but it should not be relied upon without independent verification