



Presented by:  
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FVREB Out of Town, FVREB Out of Town **MLS# F1443355** Residential Detached  
**1550 SWAINSON RD, V1P 1C5** **Active**



List Price:	\$2,300,000	Previous Price:	
		Original Price:	\$2,300,000
Complex/Subdiv:			
Frontage:	810.00 ft	Bedrooms:	4
Depth/Size:	2250 (33.1)	Bathrooms:	4
Lot Area SqFt:	1,822,500	Full Baths:	2
Rear Yard Exp:		Half Baths:	2
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	A1
View:			
Serv. Connected: Natural Gas, Septic			
PID:	026-294-371	Type:	House with Acreage
Approx Yr Blt:	1992	Age at List Date:	23
Taxes:	\$7,571 (2014)		

Style of Home:	Basement Entry	Total Parking:	Covered Parking: 5
Construction:	Frame - Wood	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport, Garage; Triple
Exterior:	Stucco		
Rainscreen:	No	R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Asphalt		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:			Title to Land: Freehold NonStrata
Water Supply:	Community		Seller's Interest: Court Ordered Sale
Heat/Fuel:	Electric, Forced Air		Mortgage Info: \$0
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure: N - Property Sold As Is Where Is
Fireplace Fuel:	Wood		Out Buildings: /Garage Sz: 40x21
Outdoor Area:	Sundeck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL KAP77944 LT 1 LD 41 TWP 26 SECTION 25 & 30, AND TOWNSHIP 27.  
 Amenities: Barn, Independent living, Workshop Detached  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	15' X 12'			X			X
Main F.	Recreation Room	X			X			X
Main F.	Living Room	20' X 20'			X			X
Above	Bedroom	12' X 12'			X			X
Above	Master Bedroom	14' X 12'			X			X
Above	Bedroom	12' X 11'			X			X
Above	Bedroom	11' X 10'			X			X
		X			X			X
		X			X			X
		X			X			X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,860	Total # Rooms:	7
Finished Floor Up SqFt:	1,200	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,060	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	Other
Grand Total Floor Area:	3,060		

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage Kelowna

33 acres Apple Orchard is for sale by Court Order. 4 Bed 4 Bath Home Built in 1992 plus 2 other Livable Dwellings (all currently rented), Irrigation system in place. 13 acres planted with Macintosh, Golden Delicious, Spartan, Red Delicious & Royal Gala. Schedule A required with offer. Great opportunity. Contract Rob Marak in Kelowna or Paul Hague in the Lower Mainland. Farm Credit willing Lender!!!!

Tax Report - 1550 SWAINSON Road  
Record Updated - 03/18/2015

Jurisdiction	217-KELOWNA 2 - CITY OF	Roll Number	05530000	Property ID	026-294-371
Property Addr	1550 SWAINSON RD				
Municipality	ON-CITY OF KELOWNA	Board Code			
Neighborhood	240-RUTLAND				
Area					
Sub Area				More PID's	
Gross Taxes				Water Conn	

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

\*\* NOT AVAILABLE \*\*

16057 80A AVE  
SURREY BC

V4N 0J9

Owner(s) 2 Name & Address

16498 GLENWOOD CRES S  
SURREY BC

V4N 1Y

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
KAP77944	1			41		26		
Legal Description	PL KAP77944 LT 1 LD 41 TWP 26 Section 25 & 30, AND TOWNSHIP 27.							

Land & Building Information

Width	Depth	Lot Size	33.11 ACRES
Land Use		Actual Use	FARM TREE FRUITS
BCA Description	0157	Zoning	

BCAA Data Updated - 02/02/15

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$0	Gross Land	\$91,413	Gross Land	\$91,413
Improvement	\$701,000	Gross Improve	\$715,100	Gross Improve	\$715,100
		Exempt Land		Exempt Land	\$-45,707
		Exempt Improve	\$-14,100	Exempt Improve	\$-14,100
Actual Total	\$701,000	Municipal Total	\$806,513	School Total	\$806,513

Sale History Information

Date	Price	Document #	Type of Sales Transaction
04/21/2005	\$0	KX47013	REJECT NOT SUITED SALE ANALYSIS