

**R2485625**  
House/Single Family

**21265 KETTLE VALLEY PLACE**  
Hope  
Hope Kawkawa Lake  
VOX 1L1

Residential Detached  
**\$848,000 (LP)**



Depth/Size (ft.): Frontage (ft.): **54.00** Approx. Yr Built: **2018**  
 Lot Area (sq.ft.): **8,783.00** Bedrooms: **4** Age: **2**  
 Flood Plain: **No** Bathrooms: **4** Zoning: **RS-1**  
 Rear Yard Exp: **West** Full Baths: **4** Gross Taxes: **\$4,671.86**  
 Half Baths: **0** For Tax Year: **2019**  
 P.I.D.: **027-055-965**  
 View: **Yes: Mountains**  
 Complex / Subdiv:  
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stone,Vinyl,Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air,Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Transit: Dist to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Tile,Vinyl/Linoleum,Wall/Wall/Mixed**

Legal: **LOT 27, PLAN KAP83750, DISTRICT LOT 6, YALE DIV OF YALE LAND DISTRICT**  
 Amenities: **Air Cond./Central,In Suite Laundry,Storage**  
 Site Influences: **Cul-de-Sac,Greenbelt,Paved Road,Private Setting,Private Yard,Recreation Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'8 x 12'	Bsmt	Bedroom	15'2 x 10'5			x
Main	Bedroom	10' x 15'	Bsmt	Kitchen	9'8 x 18'10			x
Main	Kitchen	11'3 x 15'	Bsmt	Storage	6'10 x 7'11			x
Main	Pantry	5' x 6'2	Bsmt	Living Room	15'6 x 18'			x
Main	Dining Room	11' x 11'2	Bsmt	Recreation Room	15'2 x 20'7			x
Main	Great Room	15'4 x 20'3			x			x
Main	Master Bedroom	14' x 18'5			x			x
Main	Walk-In Closet	12' x 5'			x			x
Main	Laundry	8'6 x 5'			x			
Bsmt	Bedroom	12'10 x 14'5			x			

Finished Floor (Main):	<b>1,669</b>	# of Rooms:	<b>15</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	Main	<b>4</b>	<b>No</b>
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	Main	<b>5</b>	<b>Yes</b>
Finished Floor (Basement):	<b>1,729</b>	Suite:	<b>Unauthorized Suite</b>	3	Bsmt	<b>4</b>	<b>No</b>
Finished Floor (Total):	<b>3,398 sq. ft.</b>	Crawl/Bsmt. Height:		4	Bsmt	<b>4</b>	<b>No</b>
Unfinished Floor:	<b>0</b>	Beds in Bsmt.:	<b>2 Beds not in Bsmt.: 2</b>	5			<b>No</b>
Grand Total:	<b>3,398 sq. ft.</b>	Basement:	<b>Full,Fully Finished</b>	6			<b>No</b>
				7			<b>No</b>
				8			<b>No</b>

Listing Broker(s): **RE/MAX Little Oak Realty (Mission)**

**Stunning, Almost NEW, Quality built home w/Flexible floorplan in desirable location Near the Lake! This Luxurious Rancher w/full bsmt has the Master on Main, plus a 2nd bdrm. The stunning Kitchen & Dining room plus the Living room w/11' ceilings & Fireplace feature enjoy views of the Greenspace behind. Classy, Designer fixtures & colours, quality appliances, Hot water on demand & detailed finishing work. Spacious M.Bdrm has W.i.Closet & Ensuite w/Chandelier over the soaker tub & forest views. Invite the extended family for a visit in the suite downstairs w/full kitchen & sep. entrance, plus extra bdrm has a mini kitchen & sep. Entrance! Enjoy great Mountain views from the huge back deck & private fenced backyard. The yard has low maintenance landscaping & has a covered patio for bsmt use**