



Fabulous bright corner unit in Asher Place with panoramic views of the valley and mountains. 1258 sq. ft. 2 bedroom, 2 bath plus den, featuring balcony and huge 16 x 20.5 ft. terrace, timbered pergola. Hardwood floors. Six appliances. Great central location. Close to Golf Courses, University, Airport, Big White Ski Resort, Shopping.

208 - 140 Asher Road, Kelowna, BC

PROUDLY PRESENTED BY:



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14-1470 Harvey Avenue
Kelowna, BC

Features at a glance:

Age: Build in 2007
Taxes: \$1,640.29 for 2009
Strata Fees: \$233.00
Exterior: Stone, Stucco
Roof: Asphalt/Fiberglass Shingles
Finished Area: 1258 sq. ft.
Parking: 1 underground parking stall
Water: Municipal
Sewer: Sewer Connected
Heating: Electricity, baseboard heat
Cooling: Wall unit air conditioning
Fireplaces: 1 electric fireplace
Bedrooms: 2
Den: 1
Bathrooms: 2 full bathrooms
Amenities: Recreational facilities, Exercise room, secure parking, barbeque allowed

Inclusions: All kitchen appliances – Frigidaire dishwasher, electric stove, refrigerator, microwave fan hood
Frigidaire Gallery washer, dryer

Room Sizes:

Living Room: 14.6 x 14.6
Dining Room: 12.6 x 11
Kitchen: 10.3 x 9.3
Master Bedroom: 12.3 x 11.9
Bedroom: 12.6 x 11
Den/Office: 10.6 x 8.6
Deck: 12 x 7
Patio: 16 x 20.5
Bathrooms: 2 full bathrooms

PLEASE NOTE:

Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.

Exceptional Features

- Corner unit flooded with natural light
- Panoramic view of mountains, city and valley
- This unit has a balcony off the dining area plus a 328 sq ft terrace to enjoy endless sunsets!
- Terrace patio has a gas barbecue hook up, water tap, timber arbor
- Secure entrance with phone intercom
- Secure underground parking, stall #13, covered visitors parking
- Includes a storage unit on the same floor (2nd)
- The complex has a “Zen” garden with patio
- Common area includes Exercise Room, Media Room, Guest Suite with kitchenette
- Upgrades include engineered maple hardwood floors, maple cabinets throughout
- 2-5-10 home warranty

Kitchen

- Corridor kitchen, maple cabinets, numerous pullouts

Dining Area

- Open concept with Living Room and Kitchen
- Sliding glass door to deck

Living Room

- Windows surround to enjoy expansive views of the mountains and valley
- Electric fireplace with tile surround

Den/Computer Area

- Sliding glass door to terrace

Laundry Room

- Included washer/dryer
- Storage

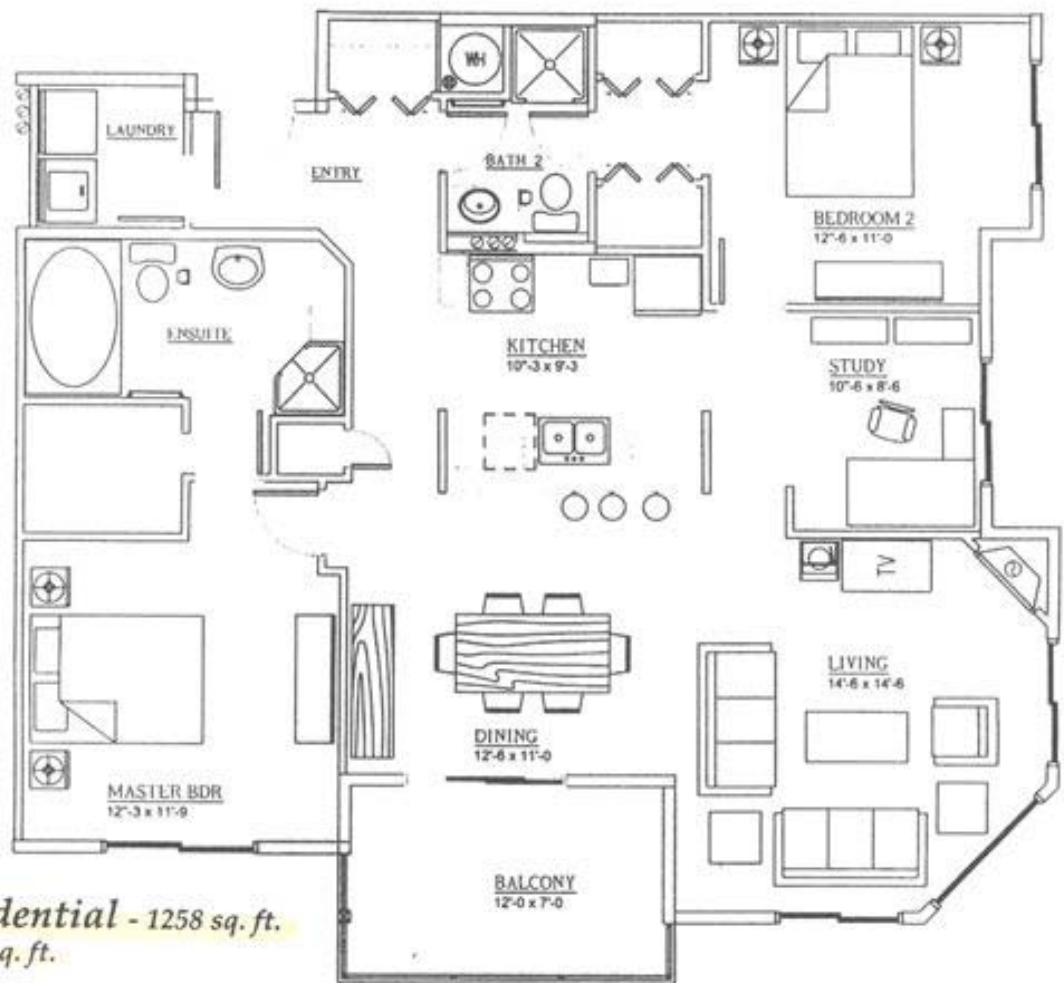
Master Bedroom

- Spacious room, hardwood floor, walk in closet
- 4 piece ensuite bathroom with walk in shower and soaker tub

Bedroom 2

- Carpet, closet plus a linen closet
- Cheater ensuite door to 3 piece bathroom, **main bathroom** with walk in shower

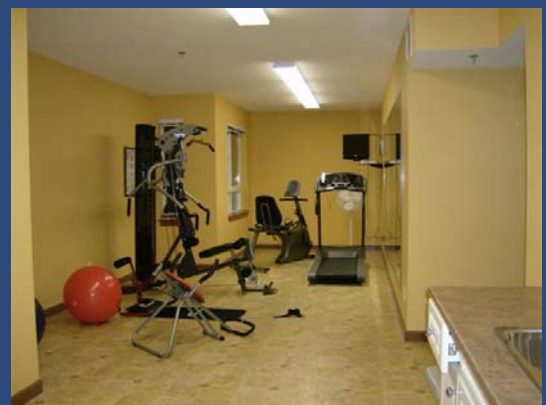
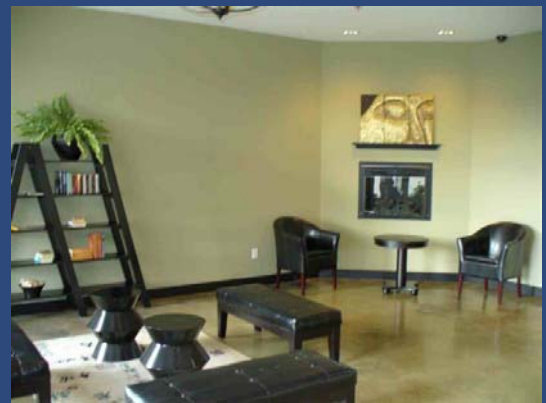




Please Note:
Plans are
subject
to changes.

The Presidential - 1258 sq. ft.
Balcony - 90 sq. ft.

3/16" = 1'-0"



- Complex has a guest suite, exercise room, media room, Zen-like gardens with gazebo.
- Building was a Tommie Award Winner in 2007.