

DRYSDALE ROW

36 - 170 CELANO CRESCENT

KELOWNA, BRITISH COLUMBIA

END-UNIT LIVING. QUIET-SIDE SETTING.

A bright three-level townhome with one common wall, a fenced yard and a quiet-side setting that backs onto a neighbourhood walking path.

QR

LANDING PAGE

LINK PENDING

1,507

FINISHED SQ FT

3 + DEN

BEDROOMS

3

BATHROOMS

3

LEVELS



ROB NOBERT
REAL ESTATE

250-241-2972

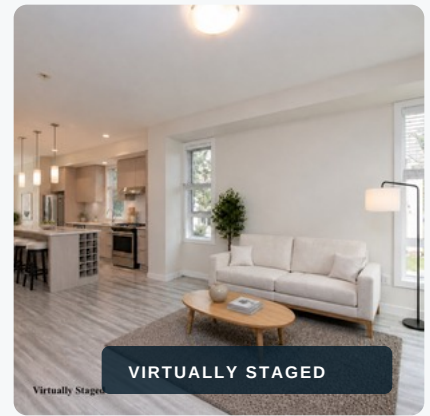
rob@robnobert.com

MLS 10397083

DRAFT - QR LINK TO FOLLOW

A LOCATION THAT SETS #36 APART

One of Drysdale Row's best-positioned homes, #36 is a bright end unit on the quiet side of the complex and backing onto a walking path. Its 1,507 sq. ft. spans three levels with three bedrooms, a versatile den and three bathrooms. The modern kitchen offers a generous island and gas range, opening to dining, living and deck areas. Enjoy a fenced yard, central air, an attached garage plus additional parking, mountain and valley views, and excellent walkability.



- END UNIT / ONE COMMON WALL
 - FENCED OUTDOOR SPACE
 - 69-UNIT PROJECT + PLAYGROUND
 - PET FRIENDLY / RESTRICTIONS
 - RENTALS ALLOWED / NO AGE LIMIT
 - \$224.39 MONTHLY STRATA

THREE-LEVEL FLOOR PLAN

Flexible living from the ground-floor den to the three-bedroom upper level.



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FLOOR 1 - DEN + GARAGE

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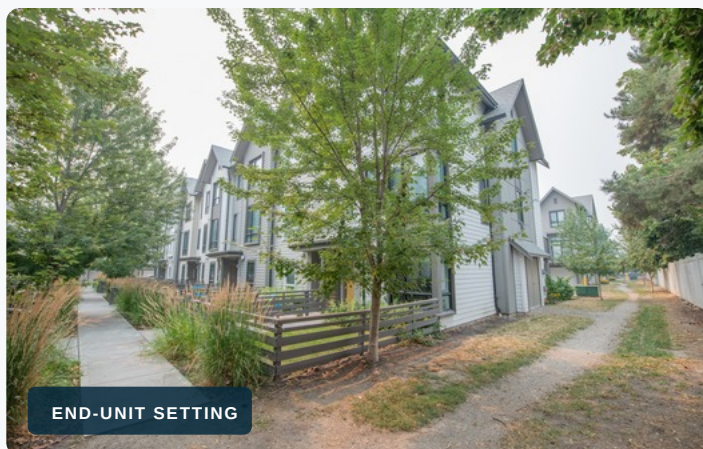
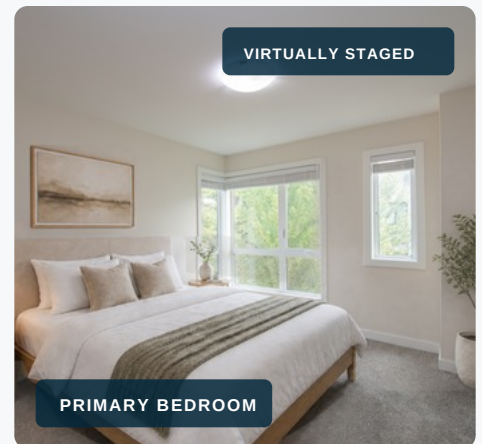
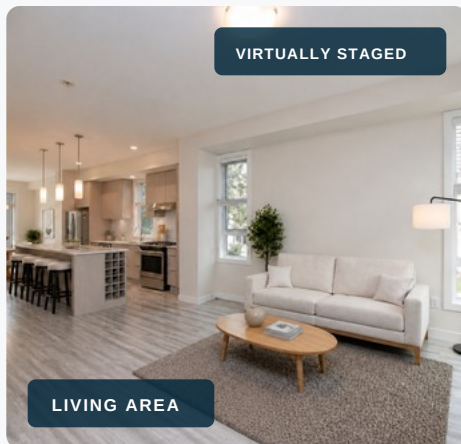
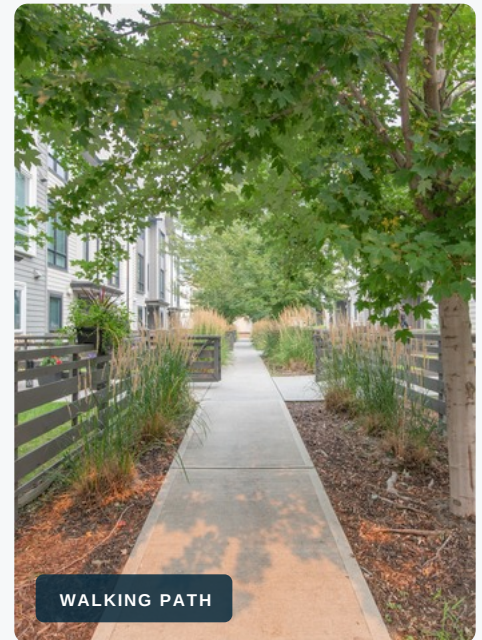
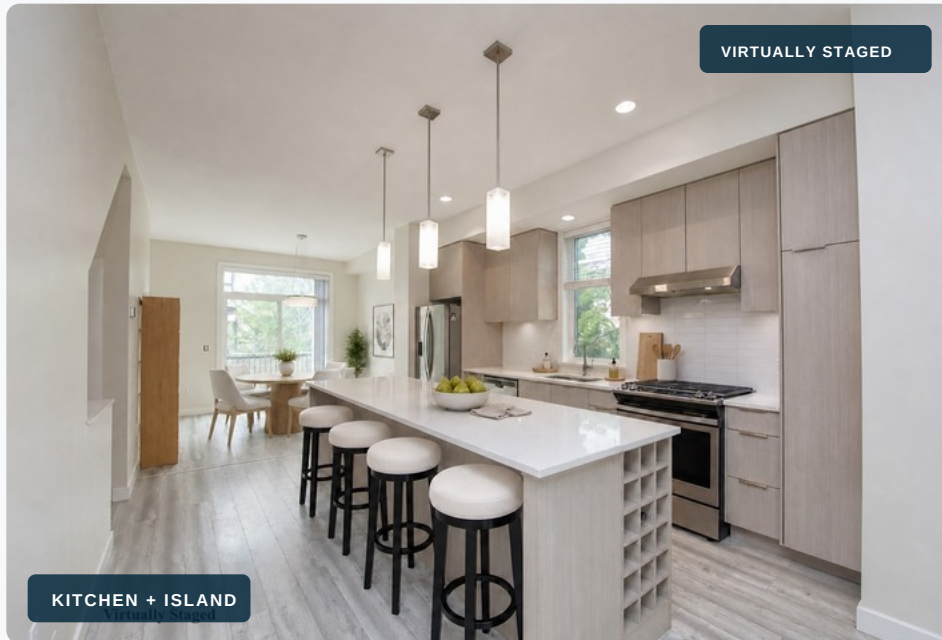
FLOOR 2 - KITCHEN + LIVING

[illegible]

FLOOR 3 - THREE BEDROOMS

A CLOSER LOOK

Bright interiors, flexible spaces and a quiet-side end-unit setting.



Unit #36, 170 Celano Crescent, Kelowna, British Columbia V1V 1S9

MLS® #: **10397083** Status: **Incomplete** Title1/Title2: **Freehold, Strata**
 Prop Type: **Residential** Sub Type: **Townhouse**
 Mjr /Minor Ar: **Central Okanagan/NG - North Glenmore**

List: **\$679,000.00**
 Orig List:
 DOM:

**General Information**

Style:
 Parcel ID: **030-492-840**
 Yr Built: **2018**
 Yr Rnvtd:
 Yr Blt Src: **BC Assessment**
 Recreational: **No**

Bedrooms: **3** Bathrooms: **3**
 BR Primary: **3** BA Primary: **3**
 BR Suite: **0** BA Suite: **0**
 BR Det Dwell: **0** BA Det Dwell: **0**
 BR Property: **3** BA Property: **3**
 Levels: **3** Shop/Den: **No/Yes**
 Complex Name: **Drysdale Row**

Floor Area

Total Fin SqFt: 1,507
 Main/First Fin SqFt: **630**
 Second Level Fin SqFt: **647**
 Basement Fin SqFt: **230**
 Above Grade Fin SqFt: **1,277**
 Below Grade Fin SqFt: **230**
 Area Source: **360 Virtual Scan**

Lot Information

Lot #: Lot SqFt:
 Water Access: Lot Acres:
 Fencing: **Fenced** W x L:
 View: **Mountain(s), Valley**

Interior Features

Fireplace: **No** Fireplaces Tot: Wood Stove: **No** Fireplace Feat:
 Accessibility Opt: **No** Suites: **No** Suites Legal: Suites Potentl:
 Window Feat: Basement: **Partially Finished, Separate Entrance, Walk-Out Access**
 Interior: **Kitchen Island, Vacuum Roughed In** Flooring: **Carpet, Laminate, Tile**
 Appliances: **Dishwasher, Dryer, Microwave, Refrigerator, Gas Range, Washer**
 Security Feat: **Smoke Detector(s)**

Rooms

Room Type	Level	Dimensions	Room Type	Level	Dimensions	Room Type	Level	Dimensions
Kitchen	L2	15' 10" x 16' 2"	Living Room	L2	14' 2" x 14' 1"	Dining Room	L2	14' 2" x 13' 4"
Bathroom - Half 2 PCE	L2	3' 2" x 7' 4"	Primary Bedroom	L3	11' 1" x 17' 0"	Ensuite - Full 4 PCE	L3	7' 0" x 9' 2"
Bedroom	L3	8' 9" x 10' 11"	Bedroom	L3	8' 10" x 12' 7"	Bathroom - Full 4 PCE	L3	5' 0" x 9' 2"
Den	L1	9' 6" x 12' 1"	Foyer	L1	4' 0" x 11' 8"			

Exterior Features

Construction: **Frame - Wood** Foundation: **Concrete** Waterfront:
 Roof: **Asphalt/Fibreglass Shingles** Prop Attached:
 Entry Level: Entry Location: Common Walls: **1 Common Wall**
 Water Qty GPM: Storm Drainage: Patio/Porch Feat: **Deck**
 Ext. Construct: **Fiber Cement Siding**
 Other Struct: **Other**
 Exterior Feat: **Garden, One Balcony, Underground Sprinkler**
 Lot Features: **Cablevision, Central, Easy Access, Level, Near Golf Course, Close to Park, Paved Roads, Near Transit, Close to Recreation, Close to Schools, Close to Shopping**
 Pool Features: **None**

Parking Features

Ttl Prkng Spcs: **2** Prkng Cov: **1** Prkng Uncov: **1** Secrd Prk Spcs: RV Prkng Spc: Carport: **No**
 Parking Desc: **Additional Parking, Garage - Attached** Garage: **Yes/1** Gar Dim:

Public Remarks

One of the best locations in Drysdale Row! #36 is a bright end-unit townhome tucked onto the quieter side of the complex, backing onto a walking path and offering a little more privacy than most. Inside, over 1,500 sq. ft. of thoughtfully designed living space offers 3 bedrooms + den and 3 bathrooms across three levels. The ground-floor den is versatile could be perfect for a home office, gym or additional bedroom, with direct access to the fenced yard. The main floor is made for gathering, w...

Strata/Association

Strata YN: **Yes** Assoc YN: **No** Strata Fee: **\$224.39** Unts in Building: **8**
 Restrictions: Storage Locker YN: **No** By Laws: **Yes**
 Complex Name: **Drysdale Row** Strata Fee Frequency: **Monthly** Unts in Project: **69** Onsite/Guest Parking: **Yes**
 Storeys in Building: **3** Storeys in Unt: Laundry: **In Unit** Underground Prkng:
 Strata/Assoc Amnties: **Playground**
 Strata Fee Inclds: **Contingency Reserve, Maintenance Grounds, Management, Snow Removal, Trash**
 Strata/Assoc Parking Type: **Part of Strata/Assoc Lot**

Restrictions

Pets Allowed: **Cats OK, Dogs OK, Number Limit, With Restrictions** Short Term Rent:
 Age Restrict: **No** Restrictions Desc:

Legal/Tax

Tax Year: **2026** Taxes: **\$3,880.52** Tax Assd Val: Indigenous Lnd: **No**
 Tax Assmnt St: Imprvmnts: Agricultural Rsv: Zoning Code: **RM3**
 Redesign Rezo: Spcf Imprv Ar: SurveyCertAvail: Levies: **No Levies**
 # of Parcels: Addtnl Parcels: **No** Dev Permit: Irrig Wtr Rghts:
 Occupant Type: **Owner** Addtnl Parc IDs: Irrig Wtr Acres:
 Legal Desc: **STRATA LOT 36 SECTION 4 TOWNSHIP 23 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS4162 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Zoning Desc: **Residential**
 Disclosures: **None**

Sold Information

Sold Price: Sold Date:

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