

# AMAZING CHEF'S KITCH



LOOKING  
FOR AN AGENT?

Proven Repeatable Systems  
backed by market  
research for  
**SUCCESS**



**\$968,800**

1 of the Best spots on Bear Mtn. this corner cul-de-sac home offers unique privacy & sun a stroll to golf, pool, restaurants & nature. Executive Home beautifully designed to take advantage of the wonderful lot offering plenty of light & privacy. 4 large bdms, 3 bths & **AMAZING true Chef's kitchen** unique home defies description & **MUST B SEEN** to appreciate. Private sunny garden you'll love year round. Large over sized 2 car garage & 3 car driveway - call for xtras.

**1159 River Rock**



**Ivan Delano**  
personal real estate corporation

**250-744-8506** call / text

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 ~ Let's figure it out together ~  
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**1159 River Rock Pl  
 Hi Bear Mountain ~ V8V 1X7**

Finished Rooms				
Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Finished SqFt:	1,369	1,167		
Entrance	10x11			
Living	19x18			
Dining	20x9			
Kitchen	22x12			
Mast Bdrm		17x14		
Bathroom	1	1		
Ensuite		1		
Bedroom	15x14	15x13		
Bedroom		15x13		
Laundry	12x6			
Consrvty		6x6		

Listing Summary	
<b>MLS@:</b> 426219	<b>List Price:</b> \$968,800
<b>Status:</b> Current	<b>Orig Price:</b> \$968,800
<b>SubClass:</b> SF Det	<b>Sold Price:</b>
<b>DOM:</b> 0	<b>Pend Date:</b>
<b>Taxes:</b> \$4,674	<b>Mth Assmt:</b> \$130
<b>2019 Asmt:</b> \$960,000	<b>Title:</b> Frhld/Strata

**Remarks**

1 of the Best spots on Bear mountain, this corner cul-de-sac home offers unique privacy & sun a stroll to golf, pool, restaurants & nature. Special Executive no step entry Home beautifully designed to take advantage of the wonderful lot offering plenty of light & privacy. With 4 large bedrooms, 3 baths + an AMAZING true Chef's kitchen w/ a unique volume of space in this residence, this home defies description & perusal on the net - You MUST SEE it in person to appreciate it's many charms, like an entertainment focused great room with large walk-out thru your 8x8 sliders onto your sunny private garden you'll love year round. PS - inside fire suppression system, large over sized 2 car garage & 3 car driveway, 55 inch gas fireplace, 13 ft. great-room ceiling height , open layout, huge island, heat pump w/ air conditioning, on demand gas hot water, south facing covered patio & Greenhouse for your personal greens + Crawl space for wine & storage. Well worth a closer view, call now:-)

Interior Details	
<b>Layout:</b>	Main Level Entry with Upper Level(s)
<b>Bedrms:</b> 4	<b>Kitchens:</b> 1
<b>Baths Tot:</b> 3	<b>Fireplaces:</b> 1
<b>Bth 2Pce:</b> 1	<b>Main Lev:</b> Level 1
<b>Bth 3Pce:</b> 1	<b>Fin SqFt:</b> 2,539
<b>Bth 4Pce:</b> 1	<b>Unfin SqFt:</b> 441
<b>Bth 5Pce:</b> 1	<b>Bed &amp; Brk:</b> None
<b>Ens 2Pce:</b>	<b>Adnl Acc:</b>
<b>Ens 3Pce:</b>	<b>Basement:</b> 3' 2" / Crwl Space
<b>Ens 4+Pce:</b> 1	<b>FP Feat:</b> Living Rm, Natural Gas
<b>App Incl:</b>	Dishwasher, Dryer, Electric Garage Door Opener, Microwave, Oven/Range Gas,
<b>Int Feat:</b>	Ceiling Fan, Dining-Living Combo, Flrs/Laminate, Flrs/Tile, Flrs/W-W Carpet, French Doors, Screens, Skylight, Whl Chr Access

Unfinished Rooms				
Patio	26x11			
Garage	21x20			
Other	8x3			

Schools		
<b>Elementary</b>	<b>Middle</b>	<b>Senior</b>
62 Millstream	62 Spencer	62 Belmont

Building Information		Frnt Faces: NE Bldg Sch:		Bldg Style:		Fuel: Electric, Gas	
<b>Built (est)</b> 2016	<b>Lgl NC Use:</b>	<b>Rear Faces:</b> SW	<b>Bldg Warr:</b>	<b>EnerGuide Rtg/Dt:</b>		<b>Heat:</b> Air Conditioning, Forced Air, Gas Fi	<b>Roof:</b> Asphalt Shingle, Torch-on
<b>Lsd Equ:</b>						<b>Fndn:</b> Concrete Poured	<b>Accss:</b> Ground Level Main Floor, Wheelch:
<b>Const Mt:</b>	Concrete Reinforced, Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Windows						
<b>Ext Fin:</b>	Cement Fibre Siding, Stone						
<b>Ext Feat:</b>	Fenced Yard/Part, Patio, Sprinkler Underground						

Lot/Strata Information		Lot Size 7,104sqft / 0.16ac		Dims (w/d):		Shape: Irreg.		ALR?:	
<b>Prk Type:</b>	Garage Double	<b>Prk #:</b>	5	<b>Driveway:</b>	Exp. Agg.			<b>SLot:</b> 33	
<b>Water:</b>	City/Munic.	<b>Waste:</b>	Sewer	<b>Services:</b>	Cablevision, Electricity, Gas, Sewer, Telephone, Utiliti				
<b>Lot Feat:</b>	Corner, Cul-de-sac, Golf Course < 1KM, Level, Private, Serviced								
<b>Complex:</b>		<b>Mgd By:</b>		<b>Rent Alld?:</b>	Unrestricted				
<b>SqFt Balc:</b>	<b>StrLots/Cplx:</b> 37	<b>Prk Cm Prp:</b>	0	<b>Yng Ag Alld? 0</b>					
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b> 0	<b>Prk LCP:</b>	0	<b>Pets Alld?:</b>	Aquariums, Birds, Caged Mammals, Cats, Dogs: --				
<b>SqFt Pat:</b>	<b>Suites/Bldg:</b> 0	<b>Prk Str Lot:</b>	0	<b>BBQs Alld?:</b>	Yes				
<b>SqFt Strg:</b>	<b>Floors/Bldg:</b> 0	<b>Str Lot Incl:</b>	Other						
<b>Gnd Lev? No</b>	<b>Lvl/Suite:</b> 0	<b>Com Str Itm:</b>	Private Road, Street Lighting						
<b>Shrd Am:</b>				<b>Assmt Incl:</b>					

**Photos and Map**



**Brokerage Fee:** 3 + 1.5



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