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5765 Ponderosa Road, Falkland, V0E 1W0

Price: **\$199,000**
 ADOM: **377**

MLS® #: **10000430** Status: **Active** PID: **011-658-291**
 Zone: **North Okanagan** Sub-Area: **SF - Salmon Vly / Falkland**



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **One Storey**
 Year Built: **1950**
 Yr Blt Dsc: **Approximate**
 Grq Opt: **Double**
 Grq Dsc: **Detached**
 Carport:
 Shop: **Yes**

Layout

Beds: **5** Main: **1550**
 Full Baths: **3** Above Main:
 Half Baths: **0** Below Main:
 En Suite: **4-PCE** Basement: **758**
 Ttl Baths: **3** Total: **2308**

Finished Floor Area

Lot Information

Frontage: **50.00** Prk Cov: **2**
 Depth: **122.00** Prk Uncov: **4**
 Irregular:
 Acres: **0.14** Add Prk: **Yes**
 Wtr Frnt: RV Park: **Yes**
 Wtr Infl:
 View: **Mountain View**

Rentals: **Yes**
 Water: **Municipal**
 Fireplace: **0**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Aluminum, Stucco, Wood Siding**
 Flooring: **Carpeting/Wall-to-Wall, Laminate, Linoleum, Partial Carpet**
 Exterior Feat: **Private Yard**
 Site Infl: **Easy Access, Flat Site, Highway Access, Landscaped, Quiet Area, Treed Site**

Features

B&B: **No** Pets: **W/RE**
 Fuel: **Natural Gas** Sewage: **Septic**
 Bsmt: **Full/Partially Finished**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Forced Air**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	14'10X12'2	Dining Room	L1	12'3X9'	Kitchen	L1	11'5X12'7
Master Bedroom	L1	16'5X11'	Bedroom	L1	11'4X9'9	Bedroom	L1	11'4X9'6
Bedroom	B	17'X8'9	Den / Office	B	15'X5'7	Laundry	L1	11'5X10'5
Bathroom - Full	L1	10'5X5'4	Bathroom - Full	B	7'X3'	Garage	L1	24'X24'
Ensuite - Full	L1	9'5X5'4	Foyer	L1	9'8X9'4	Shed	L1	8'10X7'10
Bedroom	B	11'10X10'11	Storage	B	8'8X5'7	Mechanical Room	B	16'9X9'3

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$1,654.07** Tax Yr: **2008**
 Title Held: **Freehold** Terms Sale: Court Sale: **No**

Trades:
 Legal Dsc: **Lot 9, Block 6, Section 2 Twp 18, Range 12, West of the 6th Meridian, KDYD, Plan 1295**

Remarks

Pub Rmks: **Deceivingly spacious 1200+ sq ft home with full basement at a very attractive price. Property has lane access and a 24 x 24 detached garage. 3 bdrms on main floor with 1 or 2 bedrooms down. Great location close to school and ammeneties.**