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DON DEFEO

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1403 Pottery Road, Vernon, V1T 1E6

Price: **\$317,500**

MLS® #: **10000443**

Status: **Active**

PID: **007-409-290**

ADOM: **9**

Division: **North Okanagan**

Sub-Area: **EH - East Hill**



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **Bi-Level**
 Year Built: **1975**
 Yr Blt Dsc: **Approximate**
 Grg Opt:
 Grg Dsc:
 Carport: **Double**
 Shop: **No**

Layout

Beds: **5**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **2-PCE**
 Ttl Baths: **3**

Finished Floor Area

Main: **1211**
 Above Main:
 Below Main:
 Basement: **893**
 Total: **2104**

Lot Information

Frontage: **62.90**
 Depth: **99.90**
 Irregular: **No**
 Acres: **0.14**
 Wtr Infl:
 View:

Parking

Prk Cov: **2**
 Prk Uncov: **2**
 Add Prk: **No**
 RV Park: **No**

Features

Rentals: **Yes**
 Water: **Municipal**
 Fireplace: **2**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Stucco**
 Equip/Appl: **Dishwasher**
 Flooring: **Partial Carpet, Tile**
 Site Infl: **Central Location, Easy Access, Flat Site, Golf Nearby, Schools Nearby**

B&B: **No**
 Fuel: **Electricity**
 Bsmt: **Full/Partially Finished**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Electric Baseboards**
 Pets: **Yes**
 Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	16'10X14'4	Dining Room	L1	10'2X8'11	Kitchen	L1	12X10'2
Family Room	B	23'2X12	Master Bedroom	L1	14'6X10'2	Bedroom	L1	11'3X9'4
Bedroom	L1	11'3X9'4	Bedroom	B	11'1X7'11	Bedroom	B	14'5X10'2
Ensuite - Full	L1	7'9X4'10	Bathroom - Full	L1	7'9X5	Bathroom - Full	B	7'6X6'4
Deck	L1	18'X4'6	Laundry	B	9'4X6'8	Other	L1	20'X19'

Finance/Tax

Native Res: **No**
 Title Held: **Freehold**
 Trades:
 Legal Dsc: **Lot 61, Section 35, Township 9, ODYD, Plan 21471**

LR Owner: **No**
 Terms Sale:
 Taxes: **\$1,903.62**
 Court Sale: **No**
 Tax Yr: **2009**

Remarks

Pub Rmks: **5 bedroom 2.5 bath bi-level family home in great area and within walking distance to schools and golf course. 3 bdrms up and large family room and 2 drms down. Some energy efficient upgrades, dble carport and low maintenance fenced yard.**