



Don Defeo
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DON DEFEO

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#413 3011 Gateby Place, Vernon, V1T 9S4

Price: **\$240,000**

MLS® #: **10000768**

Status: **Active**

PID: **024-766-127**

ADOM: **8**

Division: **North Okanagan**

Sub-Area: **VC - City of Vernon**



General Information

Prop Type: **Strata**
 Type Dwell: **Apartment**
 Style/Story: **Multi-Level**
 Year Built: **1999**
 Yr Blt Dsc: **Actual**
 Grg Opt:
 Grg Dsc: **Underground**
 Carport:
 Shop: **No**

Layout

Beds: **2**
 Full Baths: **1**
 Half Baths: **0**
 En Suite: **4-PCE**
 Ttl Baths: **2**

Finished Floor Area

Main: **960**
 Above Main:
 Below Main:
 Basement:
 Total: **960**

Lot Information

Frontage:
 Depth:
 Irregular: **Yes**
 Acres:
 Wtr Infl:
 View: **View**

Parking

Prk Cov: **1**
 Prk Uncov:
 Add Prk: **No**
 RV Park: **No**

Features

Rentals: **With Restrictions**
 Water: **Municipal**
 Fireplace: **0**
 Construct: **Frame - Steel**
 Foundation: **Concrete**
 Exterior Fin: **Stucco**
 Equip/Appl: **Refrigerator, Stove - Electric, Window Coverings**
 Flooring: **Carpeting/Wall-to-Wall, Linoleum**
 Exterior Feat: **One Balcony**
 Interior Feat: **Drywall, Fire Sprinkler System, Smoke Detector(s)**
 Site Infl: **Adult-Oriented, Central Location, Easy Access, Landscaped, Quiet Area, Shopping Nearby**

B&B: **No**
 Fuel: **Natural Gas**
 Bsmt:
 Roof: **Asphalt/Fibreglass Shingles, Torch on Roof**
 Suites Dsc:
 Heat/Cool: **A/C Wall Units, In-Floor (Water)**

Pets: **W/RE**
 Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	15'X14'	Kitchen	L1	9'X8'9	Master Bedroom	L1	12'X11'10
Bedroom	L1	12'X10'	Ensuite - Full	L1	8'X6'	Bathroom - Full	L1	7'X5'
Foyer	L1	9'X6'						

Finance/Tax

Native Res: **No**
 Title Held: **Freehold**
 Trades:
 Legal Dsc: **Strata Lot 84, District lot 72, ODYD, Strata Plan KAS2150, t/w interest in the common property**

Strata

Complex: **Canterbury Court**
 Gated : **No**
 Age Restr: **Yes**
 Strata Fees: **\$461**
 Fee Incl: **CareTaker, Contingency Reserve, Heat, Insurance, Landscaping, Light, Maintenance Cable TV, Maintenance Hot Water, Management, Recreational Facilities, Road Maintenance, Sewer, Snow Removal, Trash Removal, Water**
 Amenities: **Cable TV, Common Entry, Crafts/Hobbies, Elevator, Exercise Room, Food Services, Secured Entry**

Remarks

Pub Rmks: **Vernon's best in retirement living. This is one of the largest units with 2 bdrm and 2 bath. Very private with only one adjoining wall and a great valley view. Needs some updates but priced accordingly for immediate sale. Check & compare.**