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9226 Kokanee Road, Vernon, V1H 1K3

Price: **\$537,000**
 ADOM: **238**

MLS® #: **10001910** Status: **Active** PID: **003-818-063**
 Zone: **North Okanagan** Sub-Area: **OL - Okanagan Landing**



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **Two Storey**
 Year Built: **1983**
 Yr Blt Dsc: **Approximate**
 Grq Opt: **Double**
 Grq Dsc: **Detached**
 Carport:
 Shop: **Yes**

Layout

Beds: **5**
 Full Baths: **2**
 Half Baths: **2**
 En Suite: **4-PCE**
 Ttl Baths: **4**

Finished Floor Area

Main: **1495**
 Above Main: **1092**
 Below Main:
 Basement:
 Total: **2587**

Lot Information

Frontage: **175.00**
 Depth: **412.00**
 Irregular: **No**
 Acres: **1.86**
 Wtr Frnt:
 Wtr Inft: **Waterfront Nearby**
 View: **View, Lake View, Mountain View**

Parking

Prk Cov: **2**
 Prk Uncov: **2**
 Add Prk: **Yes**
 RV Park: **Yes**

Rentals: **Yes**
 Water: **Municipal**
 Fireplace: **1,Wood,Conventional**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Wood Siding**
 Equip/Appl: **Dishwasher**
 Flooring: **Ceramic Tile, Hardwood, Partial Carpet**
 Structures: **Deck, Workshop**
 Exterior Feat: **Garden, Private Yard, Underground Sprinkler**
 Interior Feat: **Drywall, Security System**
 Site Inft: **Family Oriented, Hillside, Landscaped, No Thru Road, Park Setting, Private Setting, Quiet Area, Recreation Nearby, Recreational, Treed Site**

Features

B&B: **No**
 Fuel: **Electricity, Natural Gas**
 Bsmt: **Crawl**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Electric Baseboards, Forced Air**
 Pets: **Yes**
 Sewage: **Septic**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	18'6X14'7	Dining Room	L1	10'7X9'10	Kitchen	L1	16'3X9'10
Master Bedroom	L2	13'11X12'5	Bedroom	L2	10'6X11'4	Bedroom	L2	10'6X9'5
Bedroom	L2	10'4X9'6	Bedroom	L1	13'2X11'4	Ensuite - Full	L2	8'11X7
Bathroom - Full	L2	13'8X5'1	Bathroom - Half	L1	5'3X4'7	Bathroom - Half	L1	7'3X2'9
Laundry	L2	8'X6'	Family Room	L1	18'11X15'4	Mud Room	L1	8'7X5'4
Foyer	L1	11'10X8'7	Deck	L1	23'X12'	Deck	L1	22'X11'
Patio	L1	15'X12'	Shed	L1	10'X8'	Master - sitting area	L2	8'10X8'3

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$3,357.00** Tax Yr: **2009**
 Title Held: **Freehold** Terms Sale:
 Trades:
 Legal Dsc: **Lot 7 Sec 11 Twp 13 Plan 31060 ODYD**
 Court Sale: **No**

Remarks

Pub Rmks: **Home, Acreage, Shop. Classic two storey family home with deluxe 30 x 30 detached shop on a private 1.86 acre parcel. 5 bdrm home with 4 bdrms all on the upper level, 4 baths, open kitchen, hardwood floors, landscaped yard. Lakeview.**