



**Don Defeo**  
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Don Defeo

Client Full

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**7461 Pleasant Valley Road Vernon V1T 3N2**

MLS® #: 10003335

Status: **Active**

PID: 002-914-824

Price: **\$475,000**

ADOM: 140

Division: **North Okanagan**

Sub-Area: **NB - North BX**



General Information

Prop Type: **Single Family**

**Residential**

Type Dwell: **Single Family w/Acreage**

Style/Story: **Rancher w/ Bsmt**

Year Built: **1985**

Yr Blt Dsc: **Approximate**

Grg Opt: **Double**

Grg Dsc: **Detached, Workshop**

Carport:

Shop: **Yes**

Layout

Beds: **3**

Full Baths: **2**

Half Baths: **0**

Ttl Baths: **2**

Finished Floor Area

Main: **2209**

Above Main:

Below Main:

Basement:

Total: **2209**

Lot Information

Frontage: **226.00**

Depth: **828.00**

Irregular: **No**

Acres: **3.49**

Wtr Infl:

View: **View, Lake View**

Parking

Prk Cov: **2**

Prk Uncov: **6**

Add Prk: **No**

RV Park: **Yes**

Features

Rentals: **Not Applicable**  
 Fireplace: **,Free-standing Metal**

Construct: **Concrete**  
 Exterior Fin: **Vinyl**

Water: **Irrigation District**  
 Pool Type:

Flooring: **Carpeting/Wall-to-Wall, Ceramic Tile, Hardwood**  
 Structures: **Deck, Shed**

Exterior Feat: **Garden, Hot Tub, Underground Sprinkler**  
 Site Infl: **Fruit Trees, Landscaped, Rural Setting, Shopping Nearby, Ski Area Nearby**

B&B: **No** Pets: **N/A**

Bsmt: **Part/Unfinished**

Roof: **Asphalt/Fibreglass Shingles**

Suites Dsc:

Heat/Cool: **Central Air, Forced Air**

Fuel:

Sewage: **Septic**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	24'X13'6"	Kitchen	L1	21'5"X12'11"	Family Room	L1	12'11"X12'4"
Master Bedroom	L1	15'3"X13'6"	Bedroom	L1	13'X11'11"	Bedroom	L1	9'11"X8'5"
Ensuite - Full	L1	8'X6'1"	Bathroom - Full	L1	7'11"X6'9"	Den / Office	L1	13'6"X12'5"
Deck	L1	32'X16'2"	Workshop	B	19'X14'3"	Other	B	36'7"X13'1"
Other	L1	15'7"X11'6"	Other	L1	14'X13'7"			

Finance/Tax

Native Res: **No** LR Owner: **No**

Title Held: **Freehold** Terms Sale:

Trades:

Legal Dsc: **Lot 1, Plan 34967, District Lot 301, Twp 8, ODYD**

Taxes: **\$1,643.00** Tax Yr: **2009**

Court Sale: **No**

Utilities

Cable TV: Power:

Gas: Sewer:

Phone: Hookup:

Water:

Remarks

Pub Rmks: **3.5 acres with newer 3 bdrm, den & 2 bath home rich in quality features. Lots of parking and a deluxe 23 x 30 shop. Oak flooring & cabinets, c/v, c/a, large deck with valley and Swan lake view. Large garden and fruit & berry trees. New roof.**