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**5658 Lynes Road, Falkland, V0E 1W0**

Price: **\$304,500**  
 ADOM: **160**

MLS® #: **10004573**      Status: **Active**      PID: **026-597-861**  
 Zone: **North Okanagan**      Sub-Area: **SF - Salmon Vly / Falkland**



General Information

Prop Type: **Single Family Residential**  
 Type Dwell: **Single Family**  
 Style/Story: **Rancher w/ Bsmt**  
 Year Built: **2010**  
 Yr Blt Dsc: **Under Construction**  
 Grg Opt: **Single**  
 Grg Dsc: **Attached**  
 Carport:   
 Shop: **No**

Layout

Beds: **2**      Main: **1318**  
 Full Baths: **2**      Above Main:  
 Half Baths: **0**      Below Main:  
 En Suite: **4-PCE**      Basement: **1478**  
 Ttl Baths: **2**      Total: **2796**

Finished Floor Area

Lot Information

Frontage: **59.04**      Prk Cov: **1**  
 Depth: **239.44**      Prk Uncov: **6**  
 Irregular: **No**      Add Prk: **Yes**  
 Acres: **0.27**      RV Park: **Yes**  
 Wtr Frnt:  
 Wtr Inft:  
 View:

Parking

Rentals: **Not Applicable**  
 Water: **Municipal**  
 Fireplace:  
 Construct: **Frame - Wood**  
 Foundation: **Concrete**  
 Exterior Fin: **Vinyl**  
 Flooring: **Laminate, Partial Carpet, Tile**  
 Structures: **Deck**  
 Interior Feat: **Island**

Features

B&B: **No**      Pets: **N/A**  
 Fuel: **Natural Gas**      Sewage: **Septic**  
 Bsmt: **Full/Separate Entrance, Walkout/Unfinished**  
 Roof: **Asphalt/Fibreglass Shingles**  
 Suites Dsc:  
 Heat/Cool: **Forced Air**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	16'6X15	Dining Room	L1	13'6X12	Kitchen	L1	11'10X11'6
Master Bedroom	L1	15'1X11'5	Ensuite - Full	L1	7'X5	Bedroom	L1	11'X9'3
Bathroom - Full	L1	7'X5'	Laundry	L1	8'4X4'11	Deck	L1	16'X10'
Garage	L1	19'9X10'11						

Finance/Tax

Native Res: **No**      LR Owner: **No**      Taxes: **\$531.00**      Tax Yr: **2009**  
 Title Held: **Freehold**      Terms Sale:  
 Trades:  
 Legal Dsc: **Lot 6, Section 2, Twp 18, Range 12, West of the 6th Meridian, KDYD, Plan KAP80416**

Remarks

Pub Rmks: **Brand new level entry home. Perfect retirement home but big enough for the family. Terrific floor plan with open great room concept, 3 bdrms on the main, and full walkout bsmt. Huge yard with lots of room for shop or parking. GST/HST paid.**