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6335 L & A Road, North Bx, V1B 3T8

Price: **\$679,000**

MLS® #: **10004966**

Status: **Active**

PID: **007-575-360**

ADOM: **4**

Division: **North Okanagan**

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



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family w/Acreage**
 Style/Story: **One Storey**
 Year Built: **1993**
 Yr Blt Dsc: **Approximate**
 Grg Opt: **Double**
 Grg Dsc: **Attached**
 Carport:
 Shop: **Yes**

Layout

Beds: **6**
 Full Baths: **5**
 Half Baths: **0**
 En Suite: **More than 1**
 Ttl Baths: **5**

Finished Floor Area

Main: **1811**
 Above Main:
 Below Main: **1734**
 Basement:
 Total: **3545**

Lot Information

Frontage: **150.00**
 Depth: **300.00**
 Irregular: **No**
 Acres: **1.03**
 Wtr Infl:
 View: **Mountain View**

Parking

Prk Cov: **2**
 Prk Uncov: **4**
 Add Prk: **Yes**
 RV Park: **Yes**

Features

Rentals: **Not Applicable**
 Water: **Irrigation District**
 Fireplace: **2,Gas,Conventional**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Stucco**
 Equip/Appl: **Dishwasher, Refrigerator, Stove - Gas, Window Coverings**
 Flooring: **Carpeting/Wall-to-Wall, Ceramic Tile, Hardwood**
 Structures: **Deck, Workshop**
 Exterior Feat: **Hot Tub**
 Interior Feat: **Jetted Tub, Skylights, Vacuum Built-In**

B&B: **No**
 Fuel: **Natural Gas**
 Bsmt: **Full/Separate Entrance, Walkout/Fully Finished**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc: **Not Legal**
 Heat/Cool: **Forced Air**

Pets: **N/A**
 Sewage: **Septic**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	16'9X15'1	Dining Room	L1	12'7X9	Kitchen	L1	16'10X11'10
Master Bedroom	L1	15'3X11'10	Ensuite - Full	L1	10'9X9'6	Bedroom	L1	10X12
Bedroom	L1	11'4X9'11	Bedroom	L1	11'3X10'1	Ensuite - Full	L1	8X10
Bathroom - Full	L1	7'3X7'3	Laundry	L1	7X5'4	Foyer	L1	8'9X5'
Deck	L1	44'X10'	Bedroom	B	11'1X12'	Bedroom	B	9'5X8'1
Bathroom - Full	B	8'4X5'	Kitchen	B	12'X10'	Living Room	B	15'X11'
Utility	B	8'4X5'	Family Room	B	33'8X14'7	Other	B	11'10X8'
Bathroom - Full	B	7'3X7'3	Patio	B	24'X16'	Workshop	B	32'X26'

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$3,010.00** Tax Yr: **2009**
 Title Held: **Freehold** Terms Sale: Court Sale: **No**
 Trades:
 Legal Dsc: **Lot 1, Section 13, Twp 8, ODYD, Plan 21148**

Remarks

Pub Rmks: **1 acre, country setting with a custom built 1800 sq ft level entry rancher. Walk out basement with in-law suite, 26 x 32 seperate shop - heated & wired, hot tub, view, skylights, 2 stairways. Beautiful grounds with garden & fruit trees.**