



Don Defeo
 Realtor - Remax Vernon
 Defeo & Associates

Office: 250 260.4711
 Cell: 250 558 8762
 Fax: 250 260 4712
 don@vernonrealestate.com
 www.vernonrealestate.com

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37A Louis Estates Road, Vernon, V1H 2A6

Price: **\$259,000**

MLS® #: **10005021**

Status: **Active**

PID: **000-000-000**

ADOM: **11**

Division: **North Okanagan**

Sub-Area: **ON - Okanagan North**



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **Grade Level Entry**
 Year Built: **1998**
 Yr Blt Dsc: **Actual**
 Grg Opt:
 Grg Dsc:
 Carport: **Double**
 Shop: **No**

Layout

Beds: **2**
 Full Baths: **1**
 Half Baths: **0**
 En Suite: **None**
 Ttl Baths: **1**

Finished Floor Area

Main: **1104**
 Above Main:
 Below Main:
 Basement:
 Total: **1104**

Lot Information

Frontage: **45.00**
 Depth: **140.00**
 Irregular: **Yes**
 Acres: **0.15**
 Wtr Infl: **Lakeshore**
 View: **Lake View, Valley View**

Parking

Prk Cov: **2**
 Prk Uncov: **1**
 Add Prk: **Yes**
 RV Park: **No**

Features

Rentals: **With Restrictions**
 Water: **Lake Intake**
 Fireplace: **1,Wood,Conventional**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Vinyl**
 Equip/Appl: **Dishwasher**
 Flooring: **Carpeting/Wall-to-Wall, Laminat, Linoleum**
 Structures: **Breakwater, Fire Pit, Sun Deck**
 Exterior Feat: **Private Yard**
 Interior Feat: **Skylights**
 Site Infl: **Easy Access, Flat Site, Fully Landscaped, Level, Private Setting**

B&B: **No**
 Fuel: **Electricity**
 Bsmt: **Grade Level Entry/Separate Entrance**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Electric Baseboards**
 Pets: **Yes**
 Sewage: **Septic**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	23'X17'6	Kitchen	L1	14'X11'4	Master Bedroom	L1	13'4X11'4
Bedroom	L1	11'4X8'11	Bathroom - Full	L1	13'2X5'	Other	L1	18'X16'
Patio	L1	23'X17'6						

Finance/Tax

Native Res: **Yes** LR Owner: **No** Taxes: **\$0.00** Tax Yr: **2009**
 Title Held: **Leasehold** Terms Sale: Court Sale: **No**
 Trades:
 Legal Dsc: **IR #1 Cecil Louis Estates**

Remarks

Pub Rmks: **Waterfront home on the Westside of Okanagan Lake. Terrific year round home or fabulous summer cabin. 12 year old 1 owner home that shows very well. Safe sandy beach. Only steps to the water. Low maintenance landscaping. Affordable lease.**