



Don Defeo
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Client 1 Page

Page 1 of 1

4000 27Th Street Vernon V1T 6C3

MLS® #: 10006303

Division: North Okanagan

Status: Active

Sub-Area: VC - City of Vernon

PID: 012-399-019

Price: \$199,000

ADOM: 53



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **One and a half**
 Year Built: **1930**
 Yr Blt Dsc: **Unknown/Mixed**
 Grg Opt:
 Grg Dsc: **Detached**
 Carport:
 Shop: **No**

Layout

Beds: **5**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **None**
 Ttl Baths: **2**
 Frontage: **52.50**
 Depth: **125.00**
 Irregular: **No**
 Acres: **0.15**
 Wtr Infl:
 View:

Finished Floor Area

Main: **1260**
 Above Main: **685**
 Below Main:
 Basement:
 Total: **1945**

Lot Information

Parking

Prk Cov: **0**
 Prk Uncov: **4**
 Add Prk: **Yes**
 RV Park: **No**

Features

Rentals: **Yes**
 Water: **Municipal**
 Fireplace: **1,Wood,Conventional**
 Construct: **Frame - Wood**
 Foundation: **Concrete, Other (See Remarks)**
 Exterior Fin: **Other (See Remarks)**
 Pool Type:
 Itms Not Inc: **Kitchen stained glass fixture**
 Flooring: **Hardwood, Linoleum, Other (See Remarks), Partial Carpet**
 Structures: **Deck**
 Exterior Feat: **Fenced Yard**
 Interior Feat: **Drywall, Smoke Detector(s)**

B&B: **No** Pets: **Yes**
 Fuel: **Electricity, Natural Gas** Sewage: **Sewer**
 Bsmt: **Full/Unfinished**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Electric Baseboards, Forced Air**
 Pool Feat:

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	17' 6X17	Kitchen	L1	10'6X8'6	Master Bedroom	L1	14X12
Bedroom	L1	13X11	Bedroom	L1	13X9	Bedroom	L2	12' 6X9
Bedroom	L2	12X9	Bathroom - Full	L1	7X5	Bathroom - Full	L2	7X5

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$1,598.00** Tax Yr: **2009**
 Title Held: **Freehold** Terms Sale: Court Sale: **No**
 Trades:
 Legal Dsc: **Lot 1, Section 3, Township 8, ODYD, Plan 420**

Remarks

Pub Rmks: **Must Sell! OCP future commercial zoning on 27st. close to Seaton School. The house is rustic but has 2 rental suites for extra income until redevelopment. Now drastically reduced to lot value and 23% below assessment. All offers considered.**