



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

8986 Swanson Road, Swansea Point, V0E 2K2

Price: \$489,000
 ADOM: 122

MLS® #: 10006735 Status: Active PID: 018-695-353
 Zone: Shuswap / Revelstoke Sub-Area: SM - Sicamous



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **Multi-Level**
 Year Built: **1993**
 Yr Blt Dsc: **Approximate**
 Grg Opt:
 Grg Dsc:
 Carport:
 Shop:

Layout

Beds: **5**
 Full Baths: **3**
 Half Baths: **0**
 En Suite: **4-PCE**
 Ttl Baths: **3**

Finished Floor Area

Main: **967**
 Above Main: **490**
 Below Main: **976**
 Basement:
 Total: **2433**

Lot Information

Frontage: **149.72**
 Depth: **215.90**
 Irregular:
 Acres: **0.74**
 Wtr Frnt:
 Wtr Inft: **Waterfront Nearby**
 View:

Parking

Prk Cov: **0**
 Prk Uncov: **6**
 Add Prk:
 RV Park:

Features

Rentals: **Yes**
 Water: **Well**
 Fireplace: **2, Gas, Mixed, Wood, Decorative**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Wood Siding**
 Equip/App: **Dishwasher**
 Flooring: **Hardwood, Linoleum, Partial Carpet**
 Structures: **Deck, Fire Pit, Patio(s), Shed, Sun Deck**
 Interior Feat: **Security System, Vacuum Roughed In**
 Site Inft: **Private Setting, Quiet Area, Rural Setting, Treed Site, Wooded Area**

B&B: **No**
 Fuel: **Propane**
 Bsmt: **Full/Separate Entrance, Walkout/Fully Finished**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Central Air, Forced Air**
 Pets: **Yes**
 Sewage: **Septic**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	17'5X14'4	Dining Room	L1	13'3X9'7	Kitchen	L1	9'7X9'1
Bedroom	L1	11'7X9'10	Bedroom	L1	9'10X9'7	Bathroom - Full	L1	8'8X5'
Foyer	L1	6'8X5'	Deck	L1	20'X20'	Deck	L1	17'X10'
Master Bedroom	L2	14'X12'2	Ensuite - Full	L2	9'7X6'8	Deck	L2	12'X5'
Family Room	B	26'1X13'11	Bedroom	B	11'6X9'	Bedroom	B	11'6X11'1
Bathroom - Full	B	8'X5'						

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$2,581.00** Tax Yr: **2009**
 Title Held: **Freehold** Terms Sale: **All Cash** Court Sale: **No**
 Trades:
 Legal Dsc: **Parcel Z (KH36516), sec 11, Twp 21, Range 8 West of the 6th meridain, KDYD, Plan 25484**

Remarks

Pub Rmks: **Swansea Point (6 mile) at Mara Lake. Fabulous summer home or year round residence just a short walk to Mara Lake. Quality 5 bedroom "Viceroy" home on a extra large .74 acre treed property. Very impressive 3 level home with lots of parking.**