



**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

Don Defeo

Client 1 Page

Page 1 of 1

**7397 Bella Vista Road, Vernon, V1H 1C2**

MLS® #: **10007469**

Status: **Active**

PID: **006-080-987**

Price: **\$369,500**

ADOM: **103**

Division: **North Okanagan**

Sub-Area: **BV - Bella Vista**



General Information

Prop Type: **Single Family Residential**  
 Type Dwell: **Single Family**  
 Style/Story: **Bi-Level**  
 Year Built: **1979**  
 Yr Blt Dsc: **Approximate**  
 Grg Opt:  
 Grg Dsc:  
 Carport:  
 Shop: **No**

Layout

Beds: **4**  
 Full Baths: **2**  
 Half Baths: **1**  
 En Suite: **2-PCE**  
 Ttl Baths: **3**

Finished Floor Area

Main: **1276**  
 Above Main:  
 Below Main: **1196**  
 Basement:  
 Total: **2472**

Lot Information

Frontage: **64.50**  
 Depth: **138.80**  
 Irregular: **Yes**  
 Acres: **0.22**  
 Wtr Infl: **Waterfront Nearby**  
 View: **Lake View**

Parking

Prk Cov: **0**  
 Prk Uncov: **5**  
 Add Prk: **Yes**  
 RV Park: **Yes**

Features

Rentals: **Yes**  
 Water: **Municipal**  
 Fireplace: **1,Wood,Decorative**  
 Construct: **Frame - Wood**  
 Foundation: **Concrete**  
 Exterior Fin: **Brick, Wood Siding**  
 Pool Type:  
 Flooring: **Linoleum, Partial Carpet**  
 Exterior Feat: **Fenced Yard, Garden, Private Yard, Underground Sprinkler**

B&B: **No**  
 Fuel: **Electricity**  
 Bsmt: **Grade Level Entry/Separate Entrance/Fully Finished**  
 Roof: **Asphalt/Fibreglass Shingles**  
 Suites Dsc:  
 Heat/Cool: **Central Air, Forced Air**  
 Pool Feat:

Pets: **Yes**  
 Sewage: **Septic**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	18'4X15	Family Room	B	17'10X13'8	Bedroom	L1	9'8X9'7
Dining Room	L1	10'6X10'8	Master Bedroom	L1	12'4X10'3	Bedroom	B	11'10X9'8
Kitchen	L1	11'9X10'3	Bedroom	L1	10'2X10'8	Laundry	B	9'8X8'5
Bathroom - Full	B	6'8X9'8	Bathroom - Full	L1	4'4X10'3	Ensuite - Half	L1	5X4'9
Deck	L1	14'X12	Storage	B	6'5X9'5	Games Room	B	12'10X24'3

Finance/Tax

Native Res: **No**  
 Title Held: **Freehold**  
 Trades:  
 Legal Dsc: **Lot 6, District Lot 56, ODYD, Plan 24203**

LR Owner: **No**  
 Terms Sale:  
 Finance/Tax

Taxes: **\$2,319.00**  
 Court Sale: **No**  
 Tax Yr: **2009**

Remarks

Pub Rmks: **Great Value. Well kept 3 plus 1 bdrm home with unexpected and deceivingly nice lake views from both the front and rear of the home. Nicely landscaped .24 acre yard with tons of extra parking. Great location near Kin Beach. Immed Possession.**