



**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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**2302 45 Avenue, Harwood, V1T 3M8**

Price: **\$255,000**

MLS® #: **10007665**

Status: **Active**

PID: **007-574-436**

ADOM: **48**

Division: **North Okanagan**

Sub-Area: **HW - Harwood**



General Information

Prop Type: **Single Family Residential**  
 Type Dwell: **Single Family**  
 Style/Story: **One Storey**  
 Year Built: **1950**  
 Yr Blt Dsc: **Approximate**  
 Grg Opt:  
 Grg Dsc:  
 Carport:  
 Shop: **No**

Layout

Beds: **4**  
 Full Baths: **1**  
 Half Baths: **0**  
 En Suite: **None**  
 Ttl Baths: **1**

Finished Floor Area

Main: **1145**  
 Above Main:  
 Below Main:  
 Basement: **860**  
 Total: **2005**

Lot Information

Frontage: **50.00**  
 Depth: **158.00**  
 Irregular: **No**  
 Acres: **0.00**  
 Wtr Infl:  
 View:

Parking

Prk Cov: **0**  
 Prk Uncov: **4**  
 Add Prk: **Yes**  
 RV Park: **Yes**

Features

Rentals: **Not Applicable**  
 Water: **Municipal**  
 Fireplace: **0**  
 Construct: **Frame - Wood**  
 Foundation: **Concrete**  
 Exterior Fin: **Stucco**  
 Pool Type:  
 Flooring: **Laminate, Linoleum, Partial Carpet**  
 Structures: **Atrium, Dog Run - Fenced In**  
 Exterior Feat: **Fenced Yard, Garden, Private Yard**  
 Interior Feat: **Drywall**  
 Site Infl: **Cablevision Available, Central Location, Easy Access, Family Oriented, Flat Site, Level, Park Nearby, Paved Roads, Public Transit Nearby, Recreation Nearby, Schools Nearby, Shopping Centre, Ski Area Nearby**

B&B: **No** Pets: **N/A**  
 Fuel: **Natural Gas** Sewage: **Sewer**  
 Bsmt: **Half/Partially Finished**  
 Roof: **Asphalt/Fibreglass Shingles**  
 Suites Dsc:  
 Heat/Cool: **Hot Water**  
 Pool Feat:

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	19X12'9	Dining Room	L1	10'2X9	Kitchen	L1	10'2X11'6
Master Bedroom	L1	10'6X11'6	Bedroom	L1	10'2X11'6	Bedroom	B	10'2X11'1
Bedroom	B	9'9X10'2	Bathroom - Full	L1	9X6'8	Laundry	B	13'7X7
Rec Room	B	19'10X11	Den / Office	L1	6'7X9			

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$1,725.00** Tax Yr: **2009**  
 Title Held: **Freehold** Terms Sale: Court Sale: **No**  
 Trades:  
 Legal Dsc: **Lot 18 Section 3 Township 8 ODYD Plan 1197**

Remarks

Pub Rmks: **Lots of Potential, 4 bedroom family Harwood home, bright kitchen opens to large living/great room, private patio area with pergola, large level lot with lane access, chain linked dog area, quiet central location, walk to school.**