



Don Defeo
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#25 7880 Kidston Road Coldstream V1B 1S2

MLS® #: 10007970

Status: **Active**

PID: 002-119-315

Price: **\$922,800**

ADOM: 22

Division: **North Okanagan**

Sub-Area: **CS - Mun of Coldstream**



General Information

Prop Type: **Strata**
 Type Dwell: **Townhouse**
 Style/Story: **Two Storey**
 Year Built: **1980**
 Yr Blt Dsc: **Approximate**
 Grg Opt:
 Grg Dsc:
 Carport: **Single**
 Shop: **No**

Layout

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

Finished Floor Area

Main: **880**
 Above Main: **675**
 Below Main:
 Basement:
 Total: **1555**

Lot Information

Frontage: **300.00**
 Depth: **715.00**
 Irregular: **Yes**
 Acres: **5.00**
 Wtr Infl: **Lakeshore**
 View: **Lake View**

Parking

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

Features

Rentals: **With Restrictions**
 Water: **Municipal**
 Fireplace: **1, Gas, Decorative**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Cedar**
 Pool Type: **Inground Pool**
 Equip/Appl: **Dishwasher, Microwave Oven**
 Flooring: **Hardwood, Partial Carpet, Tile**
 Structures: **Deck, Fire Pit**
 Exterior Feat: **Two Balconies, Underground Sprinkler**
 Interior Feat: **Vacuum Roughed In**
 Site Infl: **Easy Access, Family Oriented, Fully Landscaped, Golf Nearby, Landscaped, Park Setting, Quiet Area, Recreation Nearby, Schools Nearby, Wharf**

B&B: **No**
 Fuel: **Natural Gas**
 Bsmt: **Grade Level Entry**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Central Air, Forced Air**
 Pool Feat: **Heated Pool**
 Pets: **W/RE**
 Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	17'8X13'5	Kitchen	L1	9X10	Bathroom - Half	L1	6'3X5'2
Bedroom	L1	9'11X12'7	Other	L1	20X9'6	Foyer	L1	6'11X5'4
Master Bedroom	L2	13'3X11	Ensuite - Full	L2	10X5	Bedroom	L2	10'8X11
Bathroom - Full	L1	10X5	Laundry	L1	10X5	Patio	L1	13X9'6
Deck	L2	9X6	Other	L2	10'4X7'3			

Finance/Tax

Native Res: **No**
 Title Held: **Freehold**
 Trades:
 Legal Dsc: **SL: 25, S:14, Twp: 9, ODYD, SP: KAS512**

LR Owner: **No**
 Terms Sale: **All Cash**

Taxes: **\$4,072.00**
 Court Sale: **No**
 Tax Yr: **2009**

Strata

Complex: **Summertree on the Lake**
 Gated : **No**
 Age Restr: **No**
 Strata Fees: **\$301**
 Fee Incl: **CareTaker, Contingency Reserve, Landscaping, Management, Recreational Facilities, Road Maintenance, Sewer, Snow Removal, Trash Removal**

Laundry: **In Unit**
 By Laws Av: **Yes**
 Rent Allow: **With Restrictions**

Units in Prj: **50**
 Units in Bld: **6**
 Stry in Bld: **2**
 Stry in Unt: **2**

Type: **Limited Common Property**

Amenities: **Bar-B-Que Allowed, Club House / Rec Centre, Private Entry, Sauna, Swirl Pool**



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Remarks

Pub Rmks: **Kal Lake waterfront. Year round or seasonal resort style lifestyle at Summertree On The Lake. Rare offering of one of the true waterfront units. Unobstructed views and access. Very nicley updated 3 bdrm 3 bath home. Pool and clubhouse also.**