



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

#20 4740 20 Street Vernon V1T 9N7 Price: **\$269,000**
 MLS® #: **10018357** Status: **Active** PID: **017-856-183** ADOM: **122**
 Division: **North Okanagan** Sub-Area: **HW - Harwood**



<u>General Information</u>		<u>Layout</u>		<u>Finished Floor Area</u>	
Prop Type:	Strata	Beds:	2	Main:	1402
Type Dwell:	Townhouse	Full Baths:	2	Above Main:	
Style/Story:	Rancher	Half Baths:	0	Below Main:	
Year Built:	1993	En Suite:	4-PCE	Basement:	
Yr Blt Dsc:	Approximate	Ttl Baths:	2	Total:	1402
Grg Opt:	Double	<u>Lot Information</u>			
Grg Dsc:	Attached	<u>Parking</u>			
Carport:		Frontage:		Prk Cov:	2
Shop:		Depth:		Prk Uncov:	
		Irregular:		Add Prk:	
		Acres:		RV Park:	
		Wtr Frnt:			
		Wtr Infl:			
		View:			

Rentals:	With Restrictions	B&B:	No	Pets:	W/RE
Water:	Municipal	Fuel:	Natural Gas	Sewage:	Sewer
Fireplace:	1,Gas,Conventional	Bsmt:	Crawl/Unfinished		
Construct:	Frame - Wood	Roof:	Shake		
Foundation:	Concrete	Suites Dsc:			
Exterior Fin:	Stucco	Heat/Cool:	Forced Air		
Equip/App:	Dishwasher, Microwave Oven, Refrigerator, Stove - Electric, Washer				
Flooring:	Carpeting/Wall-to-Wall, Linoleum				
Interior Feat:	Drywall, Smoke Detector(s)				

<u>Rooms</u>					
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	16'6X14'10	Dining Room	L1	16'6X9
Master Bedroom	L1	18'1X12'3	Ensuite - Full	L1	9X6
Laundry	L1	12'3X5	Nook	L1	14'4X8'1
Bathroom - Full	L1	8'7X5	Garage	L1	19'4X19'4
			Kitchen	L1	12'4X9'2
			Bedroom	L1	12'2X10
			Patio	L1	16'6X6

<u>Finance/Tax</u>					
Native Res:	No	LR Owner:	No	Taxes:	\$1,507.00
Title Held:	Freehold	Terms Sale:		Court Sale:	No
Trades:				Tax Yr:	2009
Legal Dsc:	Lot 20, Section 2, Twp. 8, ODYD, Strata Plan: KAS1079				

<u>Strata</u>					
Complex:	Skyway Village	Laundry:	In Unit	Units in Prj:	106
Gated :	Yes	By Laws Av:	Yes	Units in Bld:	8
Age Restr:	No	Stalls:	No	Stry in Bld:	1
Strata Fees:	\$182.00	Type:	LCP - Limited Common Property	Stry in Unt:	1
Fee Incl:	Contingency Reserve, Insurance, Landscaping, Road Maintenance, Sewer, Snow Removal, Trash Removal, Water				
Amenities:	Club House / Rec Centre, Exercise Room, Private Entry, Security Gate, Workshop				

Remarks
 Pub Rmks: **Bright spacious 1 level rancher style, 2 bdrm, 2 bath townhome close to shopping and amenities. Repainted, new furnace, part new flooring, gas fireplace and dble garage make this an exceptional value. Quick possession.Priced for quick sale.**