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**6674 Bella Vista Road, Vernon, V1H 1B8**

MLS® #: **10026036**      Status: **Active**      PID: **018-411-126**      Price: **\$825,000**  
 Zone: **North Okanagan**      Sub-Area: **BV - Bella Vista**      ADOM: **6**



General Information

Prop Type: **Single Family Residential**  
 Type Dwell: **Single Family w/Acreage**  
 Style/Story: **Rancher w/ Bsmt**  
 Year Built: **1970**  
 Yr Blt Dsc: **Actual**  
 Grg Opt: **Single**  
 Grg Dsc: **Attached**  
 Carport:   
 Shop: **Yes**

Layout

Beds: **4**      Main: **1270**  
 Full Baths: **1**      Above Main:  
 Half Baths: **2**      Below Main:  
 En Suite: **2-PCE**      Basement: **1427**  
 Ttl Baths: **3**      Total: **2697**

Finished Floor Area

Lot Information

Frontage: **522.00**      Prk Cov: **1**  
 Depth: **992.00**      Prk Uncov: **6**  
 Irregular: **Yes**      Add Prk: **Yes**  
 Acres: **9.88**      RV Park: **Yes**  
 Wtr Frnt:  
 Wtr Inft:  
 View: **Valley View**

Features

B&B: **No**      Pets: **Yes**  
 Fuel: **Electricity**      Sewage: **Septic**  
 Bsmt: **Full/Walkout/Fully Finished**  
 Roof: **Asphalt/Fibreglass Shingles**  
 Suites Dsc:  
 Heat/Cool: **Electric Baseboards, Other (See Remarks)**

Rentals: **Yes**  
 Water: **Municipal**  
 Fireplace: **2,Wood,Conventional**  
 Construct: **Frame - Wood**  
 Foundation: **Concrete**  
 Exterior Fin: **Cedar, Stone**  
 Flooring: **Carpeting/Wall-to-Wall, Ceramic Tile, Linoleum**  
 Structures: **Workshop**  
 Exterior Feat: **Garden, Hot Tub, One Balcony, Underground Sprinkler**  
 Interior Feat: **Drywall, Security System, Smoke Detector(s)**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	B	12'1X10'1	Bedroom	B	11'6X9'6	Bedroom	B	11'6X9'6
Family Room	B	14X18'10	Laundry	B	7'3X8'6	Bathroom - Full	B	5'2X9
Storage	B	5'5X10'6	Storage	B	6'X19	Storage	B	13'6X3'9
Entry	B	14'10X3'11	Workshop	B	13'10X8'3	Master Bedroom	L1	15'6X12
Ensuite - Half	L1	5'2X5'2	Living Room	L1	14X19'4	Hallway	L1	5X17
Dining Room	L1	10'8X9	Bathroom - Half	L1	6'1X5	Den / Office	L1	6'1X7'5
Kitchen	L1	14'7X10'7	Garage	L1	21'2X13'5			

Finance/Tax

Native Res: **No**      LR Owner: **No**      Taxes: **\$2,134.00**      Tax Yr: **2010**  
 Title Held: **Freehold**      Terms Sale:  
 Trades:  
 Legal Dsc: **Parcel A (D34981F) of Lot 2, Scetion 31, Twp 9, ODYD, Plan 11278**  
 Court Sale: **No**

Remarks

Pub Rmks: **10 South Sloping acres in the heart of Bella Vista. Original owner, custom built rancher with finished w/o basement. Huge 2400sq. ft. quonset shop building. Land cleared into pasture with partial irrigation. Unique opportunity w/ views!**