



**Don Defeo**  
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Client 1 Page

Page 1 of 1

**3440 Springview Place Armstrong V0E 1B8**

MLS® #: 10010360

Division: North Okanagan

Status: Active

Sub-Area: AS - Armstrong/ Spall.

PID: 018-264-247

Price: \$469,000

ADOM: 10



General Information

Prop Type: **Single Family Residential**  
 Type Dwell: **Single Family**  
 Style/Story:  
 Year Built: **1996**  
 Yr Blt Dsc: **Actual**  
 Grg Opt: **Double**  
 Grg Dsc: **Attached, Workshop**  
 Carport:  
 Shop: **Yes**

Layout

Beds: **3**  
 Full Baths: **3**  
 Half Baths: **0**  
 En Suite: **4-PCE**  
 Ttl Baths: **3**

Finished Floor Area

Main: **1390**  
 Above Main:  
 Below Main:  
 Basement: **1050**  
 Total: **2440**

Lot Information

Frontage: **69.89**  
 Depth: **187.35**  
 Irregular:  
 Acres: **0.30**  
 Wtr Infl:  
 View: **Mountain View**

Parking

Prk Cov: **2**  
 Prk Uncov: **4**  
 Add Prk: **Yes**  
 RV Park: **Yes**

Features

Rentals: **Yes**  
 Water: **Irrigation District**  
 Fireplace: **1,Gas,Conventional**  
 Construct: **Frame - Wood**  
 Foundation: **Concrete**  
 Exterior Fin: **Vinyl**  
 Pool Type:  
 Equip/Appl: **Dishwasher, Refrigerator, Stove - Electric**  
 Flooring: **Carpeting/Wall-to-Wall, Ceramic Tile, Linoleum**  
 Structures: **Workshop**  
 Exterior Feat: **Fenced Yard, One Balcony, Private Yard, Underground Sprinkler**  
 Interior Feat: **Security System, Skylights, Smoke Detector(s)**  
 Site Infl: **Easy Access, Flat Site, Quiet Area, Rural Setting**

B&B: **No**  
 Fuel: **Natural Gas**  
 Bsmt: **Full/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	16'11X18	Dining Room	L1	13'8X10'3	Kitchen	L1	18'3X11
Master Bedroom	L1	14'11X12'9	Bedroom	L1	11'7X8'9	Bedroom	L1	9'6X10
Ensuite - Full	L1	7'8X5'7	Den / Office	B	11'8X9'5	Bathroom - Full	L1	10'4X5
Bathroom - Full	B	10X5	Deck	L1	14'6X12	Family Room	B	31'1X13'8
Laundry	B	7'4X7'5	Patio	B	14'6X11	Other	B	21'6X22'3
Foyer	B	7'1X7'6	Cold Room	B	7'6X13'8			

Finance/Tax

Native Res: **No**  
 Title Held: **Freehold**  
 Trades:  
 Legal Dsc: **Lot 20, Sec 4, Tp 35, KDYD, KAP 49784**

LR Owner: **No**  
 Terms Sale:  
 Taxes: **\$3,273.00**  
 Court Sale: **No**  
 Tax Yr: **2009**

Remarks

Pub Rmks: **Popular Mcleod Subdivision, 2 level family home with 3 bdrms, 3 full baths, den and a large family room. Separate insulated & wired workshop for the avid hobbyist or pro mechanic. This is an original owner home. Call for a private viewing.**