



**Don Defeo**  
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Don Defeo

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**7070 Amber Drive, Vernon, V1H 1P4**

Price: **\$539,900**

MLS® #: **10010410**

Status: **Active**

PID: **017-584-531**

ADOM: **41**

Division: **North Okanagan**

Sub-Area: **BV - Bella Vista**



General Information

Prop Type: **Single Family Residential**  
 Type Dwell: **Single Family**  
 Style/Story: **Rancher w/ Bsmt**  
 Year Built: **1992**  
 Yr Blt Dsc: **Actual**  
 Grg Opt: **Double**  
 Grg Dsc: **Attached**  
 Carport: **No**  
 Shop: **No**

Layout

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

Finished Floor Area

Main: **1558**  
 Above Main:  
 Below Main: **1169**  
 Basement:  
 Total: **2727**

Lot Information

Frontage: **73.00**  
 Depth: **130.00**  
 Irregular: **Yes**  
 Acres: **0.22**  
 Wtr Inft: **Waterfront Nearby**  
 View: **Lake View, Mountain View**

Parking

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

Features

Rentals: **Not Applicable**  
 Water: **Municipal**  
 Fireplace: **2,Gas,Conventional**  
 Construct: **Frame - Wood**  
 Foundation: **Concrete**  
 Exterior Fin: **Vinyl**  
 Pool Type:  
 Equip/Appl: **Dishwasher**  
 Flooring: **Hardwood, Partial Carpet, Tile**  
 Structures: **Atrium, Deck, Patio(s), Shed**  
 Exterior Feat: **Fenced Yard, Private Yard, Underground Sprinkler**  
 Interior Feat: **Island, Skylights, Vacuum Built-In**  
 Site Inft: **Cul-De-Sac, Flat Site, Fully Landscaped, Landscaped, No Thru Road, Park Nearby, Private Setting, Quiet Area, Recreation Nearby**

B&B: **No**  
 Fuel: **Natural Gas**  
 Bsmt: **Full/Separate Entrance/Fully Finished**  
 Roof: **Tile**  
 Suites Dsc:  
 Heat/Cool: **Central Air**  
 Pool Feat:  
 Pets: **Yes**  
 Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	21'9X13'5	Dining Room	L1	13'5X12	Kitchen	L1	13'5X15
Family Room	B	14'9X14	Master Bedroom	L1	10'10X13'11	Bedroom	L1	8'10X10'5
Bedroom	L1	9'3X9'8	Bedroom	B	8'11X12'4	Ensuite - Full	L1	
Bathroom - Full	B		Bathroom - Full	B		Den / Office	B	14X9'3
Deck	L1	16X24	Patio	B	16X24	Games Room	B	14'9X26

Finance/Tax

Native Res: **No**  
 Title Held: **Freehold**  
 Trades:  
 Legal Dsc: **Lot 2, District Lot 67, ODYD, Plan KAP46369**

LR Owner: **No**  
 Terms Sale:  
 Taxes: **\$3,789.00**  
 Court Sale: **No**  
 Tax Yr: **2009**

Remarks

Pub Rmks: **The level entry/lakeview home you have been waiting for. Everything you want including great lake views, open floorplan, full walk out bsmt, fabulously renovated kitchen and baths, RV parking, great yard, cul-de-sac. Priced low for quick sale**