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Client 1 Page

Page 1 of 1

#29 100 Palmer Road, Vernon, V1H 2H8

MLS® #: **10010699**

Status: **Active**

PID: **027-247-406**

Price: **\$328,500**

ADOM: **57**

Division: **North Okanagan**

Sub-Area: **OL - Okanagan Landing**



General Information

Prop Type: **Strata**
 Type Dwell: **Townhouse Semi-Detache**
 Style/Story: **Two Storey**
 Year Built: **2007**
 Yr Blt Dsc: **Actual**
 Grg Opt: **Double**
 Grg Dsc: **Attached**
 Carport:
 Shop: **No**

Layout

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

Finished Floor Area

Main: **761**
 Above Main: **811**
 Below Main:
 Basement:
 Total: **1572**

Lot Information

Frontage:
 Depth:
 Irregular: **No**
 Acres:
 Wtr Infl: **Waterfront Nearby**
 View: **Mountain View**

Parking

Prk Cov: **2**
 Prk Uncov: **2**
 Add Prk: **Yes**
 RV Park: **No**

Features

Rentals: **With Restrictions**

Water: **Municipal**

Fireplace: **0**

Construct: **Frame - Wood**

Foundation: **Concrete**

Exterior Fin: **Stone, Vinyl**

Pool Type:

Equip/Appl: **Dishwasher, Microwave Oven**

Flooring: **Laminate, Partial Carpet, Tile**

Structures: **Patio(s)**

Exterior Feat: **Underground Sprinkler**

Interior Feat: **Smoke Detector(s), Vacuum Roughed In**

Site Infl: **Airport Nearby, Easy Access, Family Oriented, Flat Site, Landscaped, Level, No Thru Road, Park Nearby, Public Transit Nearby, Quiet Area, Recreation Nearby**

B&B: **No**

Fuel: **Electricity**

Bsmt: **Crawl**

Roof: **Asphalt/Fibreglass Shingles**

Suites Dsc:

Heat/Cool: **Central Air, Forced Air**

Pool Feat:

Pets: **W/RE**

Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	14'6X10	Dining Room	L1	13X10'6	Kitchen	L1	11'6X8
Master Bedroom	L2	14X11'6	Bedroom	L2	9'6X12	Bedroom	L2	9X14
Ensuite - Full	L2		Bathroom - Full	L1		Bathroom - Half	B	
Other	L1	19'6X19						

Finance/Tax

Native Res: **No**

Title Held: **Freehold**

Trades:

Legal Dsc: **SL:29, DL: 67, ODYD, SP: KAS3218**

LR Owner: **No**

Terms Sale:

Taxes: **\$2,028.00**

Court Sale: **No**

Tax Yr: **2009**

Strata

Complex: **Summerwind Estates**

Gated : **No**

Age Restr: **No**

Strata Fees: **\$121**

Fee Incl: **Contingency Reserve, Insurance, Landscaping, Management, Road Maintenance, Snow Removal**

Amenities: **Bar-B-Que Allowed, Secure Parking**

Approv: **No**

Stalls:

Type: **Limited Common Property**

Laundry: **In Unit**

By Laws Av: **Yes**

Rent Allow: **With Restrictions**

Units in Prj: **45**

Units in Bld: **2**

Stry in Bld: **2**

Stry in Unt: **2**

Remarks

Pub Rmks: **3 bdrm, 3 bath townhome in Summerwind Estates. Less than 3 years old and shows like new. Open floorplan with greatroom, wood cabinets, central air, tile and laminate floors. Spacious yard, double garage with 4 vehicle dedicated parking.**