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DON DEFEO

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7611 Okanagan Landing Road, Vernon, V1H 1G9

Price: **\$1,349,000**

MLS® #: **10003279**

Status: **Preactive**

PID: **010-067-302**

DOM:

Division: **North Okanagan**

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



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **One Storey**
 Year Built: **1960**
 Yr Blt Dsc: **Substantially Renovated**
 Grg Opt: **Double**
 Grg Dsc:
 Carport:
 Shop: **No**

Layout

Beds: **4**
 Full Baths: **3**
 Half Baths: **1**
 En Suite: **3-PCE**
 Ttl Baths: **4**

Finished Floor Area

Main: **1705**
 Above Main:
 Below Main:
 Basement: **1245**
 Total: **2950**

Lot Information

Frontage: **76.00**
 Depth: **140.00**
 Irregular: **No**
 Acres: **0.25**
 Wtr Infl: **Lakeshore**
 View: **View, Lake View**

Parking

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

Features

Rentals: **Not Applicable**

Water: **Municipal**

Fireplace: **1,Electricity, Wood**

Construct: **Frame - Wood**

Foundation: **Concrete**

Exterior Fin: **Wood Siding**

Flooring: **Hardwood, Partial Carpet, Tile**

Structures: **Deck, Patio(s), Shed**

Site Infl: **Easy Access, Family Oriented, Park Nearby, Recreation Nearby, Schools Nearby**

B&B: **No**

Fuel:

Bsmt: **Full/Walkout/Fully Finished**

Roof: **Metal**

Suites Dsc:

Heat/Cool:

Pets: **N/A**

Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	21X19	Kitchen	L1	13X11	Family Room	B	17X12
Master Bedroom	L1	15X13	Bedroom	L1	14X12	Bedroom	L1	11X10
Bedroom	B	13X10	Ensuite - Full	L1	9X8	Bathroom - Full	L1	9X8
Bathroom - Full	L1	5X4	Bathroom - Half	B	7X5	Den / Office	B	18X11
Laundry	B	11X7	Other	B	10X10			

Finance/Tax

Native Res: **No**

LR Owner: **No**

Taxes: **\$8,018.38**

Tax Yr: **2009**

Title Held: **Freehold**

Terms Sale:

Court Sale: **Yes**

Trades:

Legal Dsc: **Lot 3, Section 19, Township 9, ODYD, Plan 6842**

Remarks

Pub Rmks: **Best Value on residential lakeshore.Sacrifice price for this extensively renovated OK lakeshore home.75' frontage, sandy beach, level yard, lots of flat parking, good dock and moorage. Great location with future development potential**