

For more information or to view this listing please call or email

Defeo & Associates

250-260-4711 www.vernonrealestate.com

Listing

Price: \$479,500.
List Date: 09/29/2008
Status: Active

Finance

Title Held: Freehold
Terms of Sale:
Court Ordered Sale: No
Trades: No
Trades Desc:

Tax

Legal Description: Strata Lot 2, DL 1355, ODYD, Strata Plan KA2715
PID Number: 026-092-263
Native Reserve: No
LR Ownership: Yes
Taxes: \$2,924.12
Tax Year: 2008

Strata Info

Strata Fees: \$281.04
Maint Fee Incl: Heat
Gated Community: No
Complex: Pinnacles
Units in Bldg: 3
Units in Project: 3
Storeys in Unit: 3
Pets Allowed: With Restrictions
Rentals Allowed: Yes
Age Restrictions: No
Age:
Amenities: Private Entry, Secure
Parking, Swirlpool

Description

Residential Type: Strata
Type of Dwelling: Townhouse
Year Built: 2002
Desc. of Year Built: Approximate
Lakeshore: No

Listing Number: 9202775



Address: 25 9889 Pinnacles Road V1B 3M1
City: Vernon
Division: North Okanagan - Sub-Area:SS - Silver Star
Detailed Location: Middle Unit, new building at Pinnacles

Finished Floor Area

Main: 637
Above Main: 752
Basement:
Total: 1515

Layout

Beds: 3
Full Baths: 2
Half Baths: 1
Total Baths: 3
Ensuite Bathrooms: 3-PCE
Styles / Storeys: Two storey
Basement: Yes
Basement Desc: Grade Level Entry
Bsmt Development: Partially Finished
Basement Features: Separate Entrance

Features

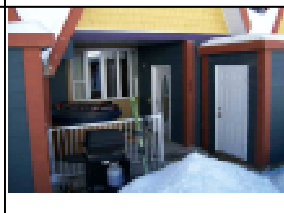
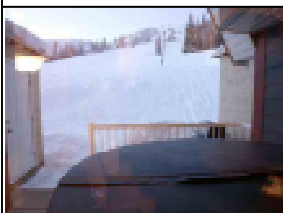
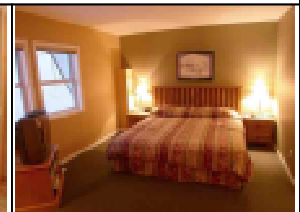
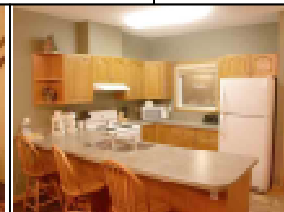
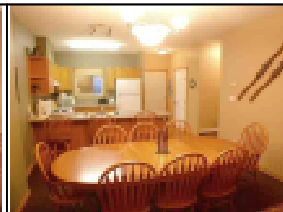
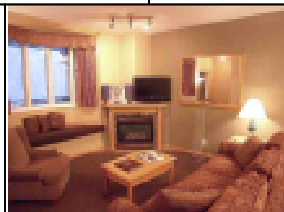
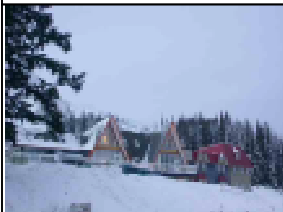
Fireplaces: 1
Fireplace Fuel: Gas
Construction: Frame-Wood
Exterior Features: Deck(s), Hot Tub, Storage Shed
Roof: Metal, Torch on Roof
Foundation: Concrete
Exterior Finish: Other Ext. Fin. (See Remarks)
Interior Features: Fireplace, Vacuum
Roughed In
Flooring: Ceramic Tile, Wall to Wall Carpet
Equip/Appl Incl: Dishwasher, Window Coverings
Fuel: Natural Gas
Heating/Cooling: Forced Air
Water Supply: Private Utility
Sewage Disposal: Sewer Connected
Items Not Included:

Room Dimensions and Level

Living Room:	12 x 12	L1
Dining Room:	12 x 10	L1
Kitchen:	12 x 10	L1
Family Room:		
Master Bed:	18 x 12	L2
Bedroom 2:	15 x 10	L2
Bedroom 3:	19 x 8	L2
Bedroom 4:		
Ensuite Bath:	3 pce	L2
Bathroom 2:	3 pce	L2
Bathroom 3:	2 pce	L3
Den/Office:		
Laundry:		
Mud Room	8 x 6	L1
Deck:		
Patio:	11 x 10	L1

Parking

Garage: Yes
Garage Desc: Attached
Covered: 2
Uncovered: 1
Addit Available: Yes
RV Parking: No



Remarks for Internet: Newer 3 bedroom, 3 level townhome at the Pinnacles. Only 3 units in the strata. Fabulous location and ski-in ski-out access. Live in, lock and leave or use the professional management when not using it. Double garage, private hot tub, owners lock off storage. All contents and furniture negotiable. More info, floorplans, maps, and virtual tours at www.vernonrealestate.com