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#25 9889 Pinnacles Road, Vernon, V1B 3M1

MLS#: 10017731 Status: Active PID: 026-092-263 Price: \$492,000
 Zone: North Okanagan Sub-Area: SS - Silver Star ADOM: 45



General Information

Prop Type: **Strata**
 Type Dwell: **Townhouse**
 Style/Story: **Two Storey**
 Year Built: **2002**
 Yr Blt Dsc: **Approximate**
 Grq Opt: **Double**
 Grq Dsc: **Attached**
 Carport: **No**
 Shop: **No**

Layout

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

Finished Floor Area

Main: **676**
 Above Main: **752**
 Below Main:
 Basement:
 Total: **1428**

Lot Information

Frontage: **0.00**
 Depth: **0.00**
 Irregular: **No**
 Acres: **0.17**
 Wtr Frnt: **0**
 Wtr Infl:
 View: **Mountain View**

Parking

Prk Cov: **2**
 Prk Uncov: **1**
 Add Prk: **Yes**
 RV Park: **No**

Rentals: **Yes**
 Water: **Municipal**
 Fireplace: **1, Gas, Conventional**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Hardie Board**
 Equip/Appl: **Dishwasher, Microwave Oven**
 Flooring: **Ceramic Tile, Partial Carpet**
 Structures: **Deck, Shed**
 Exterior Feat: **Hot Tub**
 Interior Feat: **Fire Sprinkler System, Island, Vacuum Built-In**
 Site Infl: **Central Location, Cul-De-Sac, Easy Access, Recreational, Ski Area Nearby**

Features

B&B: **No**
 Fuel: **Natural Gas**
 Bsmt: **Grade Level Entry/Separate Entrance/Partially Finished**
 Roof: **Metal, Torch on Roof**
 Suites Dsc:
 Heat/Cool: **Forced Air**
 Pets: **W/RE**
 Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	12X12	Dining Room	L1	12X10	Kitchen	L1	12X10
Master Bedroom	L2	18X12	Bedroom	L2	15X10	Bedroom	L2	19X8
Ensuite - Full	L2	7X5	Bathroom - Full	L2	7X5	Bathroom - Half	L3	7X5
Patio	L1	11X10	Mud Room	L1	8X6	Ski Locker	L1	6X3
Garage	B	40X12						

Finance/Tax

Native Res: **No** LR Owner: **Yes** Taxes: **\$2,556.00** Tax Yr: **2009**
 Title Held: **Freehold** Terms Sale: Court Sale: **No**

Trades:
 Legal Dsc: **Strata Lot 2, DL 1355, ODYD, Plan KAS2715**

Strata

Complex: **Pinnacles, Slopeside** Laundry: **In Unit** Units in Prj: **3**
 Gated: **No** Approv: **No** By Laws Av: **Yes** Units in Bld: **3**
 Age Restr: **No** Stalls: **3** Rent Allow: **Yes** Stry in Bld: **3**
 Strata Fees: **\$313** Type: **Limited Common Property** Stry in Unt: **3**
 Fee Incl: **Contingency Reserve, Insurance, Landscaping, Snow Removal**
 Amenities: **Bar-B-Que Allowed, Private Entry, Secure Parking, Secured Entry, Storage Area**

Remarks

Pub Rmks: **Hard to find 3+ bdrm unit with a double garage. Best location on the hill with effortless ski-in and ski-out access. Great views both up the slopes and also of the village /Monashees. Wood cabinets, stainless appliances, shows well. No HST.**