

For more information or to view please call or email

Defeo & Associates

250-260-4711 www.vernonrealestate.com

Listing

Price: \$1,565,000.
List Date: 09/18/2008
Status: Active

Finance

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

Tax

Legal Description: Strata Lot 3, District Lots 56 and 5323, ODYD, Strata Plan KAS2685
PID Number: 026-510-791
Native Reserve: No
Realtor Ownership: No
Taxes: \$7,547.27
Tax Year: 2008

Lot Info

Lot Size: 90.0000 x 170.0000
Irregular: Yes
Acres: 0.3500
Lakeshore: Yes
Water Frontage: 90.0000
Site Influence: Flat Site, Lake View, Landscaped, Private Setting, Quiet Area, Sloped Site, View, Waterfront Nearby

Description

Residential Type: Single Family Residential
Type of Dwelling: Single Family
Year Built: 2004
Desc. of Year Built: Approximate

Finished Floor Area

Main: 1760
Above Main: 966
Below Main:
Basement:
Total: 2726

Listing Number: 9188005



Address: 7336 Old Stamp Mill Road V1H 1N2
City: Vernon - Division:North Okanagan
Sub-Area: OL - Okanagan Landing
Detailed Location: East End of Old Stamp Mill Road, 7th home in,

Room Dimensions and Level

Living Room:	17'x15'5"	L1
Dining Room:	15'x11'	L1
Kitchen:	15'x11'5"	L1
Family Room:		
Master Bed:	15'x15'	L2
Bedroom 2:	10'x13'	L1
Bedroom 3:	11'x11'5"	L1
Bedroom 4:	10'5'x13'	L1
Bedroom 5:		
Ensuite Bath:		
Bathroom 2:		
Bathroom 3:		
Den/Office:		
Laundry:	12'x5'5"	L1
Nook:		
Workshop:		
Gym:	20 x 11	L2
Lounge:	11'x8'5"	
Garage:	22 x 21	L1
Deck:		
Patio:		
Porch:		

Layout

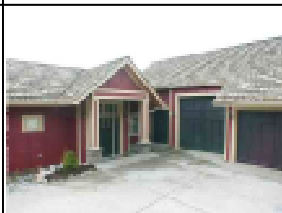
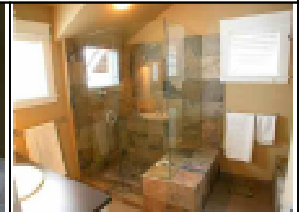
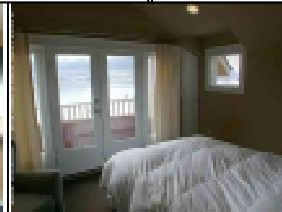
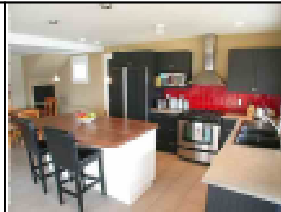
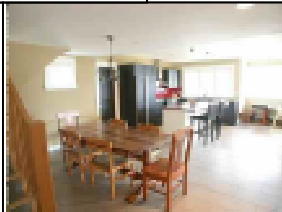
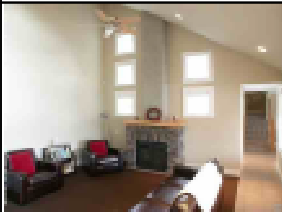
Beds: 4
Full Baths: 3
Half Baths: 1
Total Baths: 4
Ensuite Bathrooms: 3-PCE
Styles / Storey: Two storey
Basement: No
Basement Desc:
Bsmt Development:
Basement Features:

Features

Fireplaces: 1
Fireplace Fuel: Gas
Construction: Frame-Wood
Exterior Features: Deck(s), Patio(s)
Roof: Shake
Foundation: Concrete, Other
Fn.(See Remarks)
Suites: No
Suites Desc:
Exterior Finish: Wood Siding
Interior Features: Fireplace, Fire
Sprinkler System, Island, Vacuum Roughed In
Flooring: Tile, Wall to Wall Carpet
Equip/Appl Incl: Dishwasher
Fuel: Natural Gas
Heating/Cooling: Hot Water
Water Supply: Municipal
Sewage Disposal: Sewer Connected
ItemsNotIncluded:
Bed and Breakfast: No

Parking

Garage: Yes
Garage Desc: Attached
Carport:
Covered Spaces: 2
Uncovered Spaces: 4
Shop: No
Addit Available: Yes
RV Parking: Yes



Remarks for Internet: 1st time on the market. Architecturally designed and custom built lakeshore home. Terrific close in location off Old Stamp Mill Road. Fabulous 90' frontage lot with south east exposure. 4 bedroom, 2700 sq ft home with lots of thoughtful design and quality innovations. Great value in a newer home.