

For more information or to view please call or email

Defeo & Associates

250-260-4711 www.vernonrealestate.com

Listing

Price: \$1,950,000.
List Date: 06/26/2008
Status: Active

Finance

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

Tax

Legal Description: Lt 2 Sec 31 and 32 Twp
 35 ODYD Pln KAP81962
PID Number: 026-813-831
Native Reserve: No
Realtor Ownership: No
Taxes: \$3,465.41
Tax Year: 2008

Lot Info

Lot Size: 0.0000 x 0.0000
Irregular: Yes
Acres: 106.0000
Lakeshore: No
Water Frontage: 0.0000
Site Influence: Easy Access, Flat Site,
 Landscaped, Mountain View, Quiet Area,
 Rural Setting, View

Description

Residential Type: Single Family
Residential
Type of Dwelling: Single Fam w/Acreage
Year Built: 1975
Desc. of Year Built: Approximate

Finished Floor Area

Main: 1800
Above Main:
Below Main:
Basement:
Total: 1800

Listing Number: 9196204



Address: 3820 Canyon Road V0E 1B4
City: Spallumcheen - Division:North Okanagan
Sub-Area: AS - Armstrong/ Spall.
Detailed Location:North End of Lansdowne, East end of Canyon

Room Dimensions and Level

Living Room: 0
Dining Room:
Kitchen: 0
Family Room:
Master Bed: 0
Bedroom 2:
Bedroom 3:
Bedroom 4:
Bedroom 5:
Ensuite Bath:
Bathroom 2:
Bathroom 3:
Den/Office:
Laundry:
Nook:
Workshop: 41'x31'
machine shed 60'x44'
hay shed 64'9x33'5"
barn 161'x52'
Deck:
Patio:
Porch:

Layout

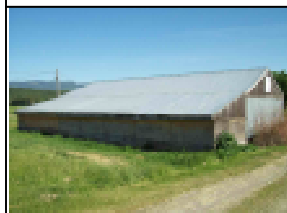
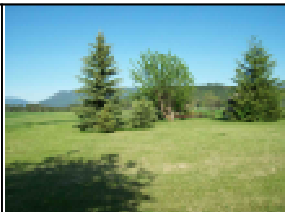
Beds: 3
Full Baths: 2
Half Baths:
Total Baths: 2
Ensuite Bathrooms:4-PCE
Styles / Storey: Rancher
Basement: No
Basement Desc:
Bsmt Development:
Basement Features:

Features

Fireplaces: 1
Fireplace Fuel: Gas
Construction: Frame-Wood
Exterior Features: Hot Tub, Patio(s),
 Private Yard, Underground Sprinkler
Roof: Asphalt/Fiberglass
Shingle
Foundation: Concrete
Suites: No
Suites Desc:
Exterior Finish: Wood Siding
Interior Features: Fireplace, Island
Flooring: Linoleum, Partial Wood,
 Tile
Equip/Appl Incl: Dishwasher
Fuel: Natural Gas
Heating/Cooling: Forced Air
Water Supply: Well
Sewage Disposal: Septic Installed
ItemsNotIncluded:
Bed and Breakfast: No

Parking

Garage: Yes
Garage Desc: Attached
Carport:
Covered Spaces: 2
Uncovered Spaces:6
Shop: Yes
Addit Available: Yes
RV Parking: Yes



Remarks for Internet: 106 acre farm with 2 homes just north of Armstrong
 Land is all fully useable, sub-irrigated plus a great 325gpm well. Lots of
 outbuildings including the original 160' long dairy barn, 60 x 43 impliment
 shed, 32 x 24 quonset shop,64 x 33 hay shed, and a 36 x 31 shop. 2nd
 home was relocated onto the property and totally renovated and shows very
 well. Main home is spacious 1800 sq ft rancher in a parklike setting. More
 information, photos, maps, ariel images, google maps and information at
www.vernonrealestate.com