



Don Defeo
 Realtor - Remax Vernon
 Defeo & Associates

Office: 250 260.4711
 Cell: 250 558 8762
 Fax: 250 260 4712
 don@vernonrealestate.com
 www.vernonrealestate.com

#6 7760 Okanagan Landing Road Vernon V1H 1Z4 Price: **\$579,000**
 MLS® #: **10024208** Status: **Active** PID: **026-282-097** ADOM: **422**
 Division: **North Okanagan** Sub-Area: **OL - Okanagan Landing**



General Information		Layout		Finished Floor Area	
Prop Type:	Single Family Residential	Beds:	4	Main:	1574
Type Dwell:	Single Family - Bare Land Strata	Full Baths:	3	Above Main:	
Style/Story:	Rancher w/ Bsmt	Half Baths:	0	Below Main:	1336
Year Built:	2006	En Suite:	4-PCE	Basement:	
Yr Blt Dsc:	Approximate	Ttl Baths:	3	Total:	2910
Grg Opt:	Double				
Grg Dsc:	Attached	Lot Information		Parking	
Carport:		Frontage:	50.84	Prk Cov:	2
Shop:	No	Depth:	131.22	Prk Uncov:	2
		Irregular:	No	Add Prk:	
		Acres:	0.15	RV Park:	Yes
		Wtr Frnt:	0		
		Wtr Infl:			
		View:	Lake View, Mountain View		

Rentals: **With Restrictions**
 Water: **Municipal**
 Fireplace: **1,Electricity,Decorative**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Hardie Board**
 Equip/App: **Dishwasher, Microwave Oven, Window Coverings**
 Flooring: **Carpeting/Wall-to-Wall, Hardwood, Tile**
 Exterior Feat: **Fenced Yard, One Balcony, Underground Sprinkler**
 Interior Feat: **Drywall, Island, Skylights, Smoke Detector(s), Vacuum Roughed In**
 Site Infl: **Family Oriented, Fully Landscaped, Park Nearby, Recreation Nearby, Schools Nearby**

Features
 B&B: **No** Pets: **W/RE**
 Fuel: **Natural Gas** Sewage: **Sewer**
 Bsmt: **Full/Walkout/Partially Finished**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Central Air, Forced Air, In-Floor (Electric)**

Rooms								
Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Master Bedroom	L1	12'5X13'9	Living Room	L1	15X17'10	Dining Room	L1	9X9'10
Kitchen	L1	11'8X13'3	Ensuite - Full	L1	8'11X7	Walk-in Closet	L1	6'4X8'11
Bedroom	L1	10'10X12'3	Laundry	L1	6'9X10'7	Den / Office	L1	11'4X13'4
Foyer	L1	6'10X5'4	Garage	L1	18'11X22	Balcony	L1	38X11'10
Bathroom - Full	L1	5X5	Bedroom	B	10'7X12'9	Bedroom	B	11'1X12'9
Bathroom - Full	B	7X7	Family Room	B	13'5X22'11	Storage	B	17X9'11
Media Room	B	18'6X12'6						

Finance/Tax
 Native Res: **No** LR Owner: **No** Taxes: **\$3,384.00** Tax Yr: **2011**
 Title Held: **Freehold** Terms Sale: Court Sale: **No**
 Trades:
 Legal Dsc: **Strata Lot 6, District Lot 6, ODYD, Strata Plan KAS2804**

Strata
 Complex: **The Seasons** Laundry: **In Unit** Units in Prj:
 Gated: **No** By Laws Av: **Yes** Units in Bld: **1**
 Age Restr: **No** Stalls: Stry in Bld:
 Strata Fees: **\$180.00** Type: Stry in Unt: **2**
 Fee Incl: **Contingency Reserve, Landscaping, Management, Snow Removal**
 Amenities: **Bar-B-Que Allowed, Club House / Rec Centre, Exercise Room, Playground, Tennis Court(s)**

Remarks
 Dtl Loc: **Okanagan Landing past Blue Heron, Left into the Seasons.**
 Pub Rmks: **Fabulous level entry detached home at the Seasons. 4 bdrms + den, 3baths and over 2900 sq ft finished. Incredible lakeviews, fenced yard, great location right across from pool & rec centre. This custom finished home is a stunning must see.**