

For more information or to view please call or email

Defeo & Associates

250-260-4711 www.vernonrealestate.com

Listing

Price: \$1,299,000.
List Date: 11/19/2008
Status: Active

Finance

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

Tax

Legal Description: Lot 1, Sec 24, twp 22, Range 11, West of the 6th Meridian, KDYD, Plan KAP86531
PID Number: 027-507-793
Native Reserve: No
Realtor Ownership: No
Taxes: \$6,638.96
Tax Year: 2008

Lot Info

Lot Size: 82.0000 x 138.5000
Irregular: Yes
Acres: 2.5000
Lakeshore: Yes
Water Frontage: 73.0000
Site Influence: Easy Access, Fruit Trees, Golf Course Nearby, Lake View, Recreational, View

Description

Residential Type: Single Family
Residential
Type of Dwelling: Single Fam w/Acreage
Year Built: 2007
Desc. of Year Built: Approximate

Finished Floor Area

Main: 1630
Above Main: 1165
Below Main:
Basement:
Total: 2795

Listing Number: 9205528



Address: 2337 Blind Bay Road V0E 1H1
City: Blind Bay - Division: Shuswap
Sub-Area: BB - Blind Bay
Detailed Location: Sorrento. From SA Balmoral Rd (Balmoral Gas Station) to Blind Bay Rd, then 2.7K

Room Dimensions and Level

Living Room:	16X14	L1
Dining Room:	12X12	L1
Kitchen:	14X13	L1
Family Room:		
Master Bed:	16X11	L1
Bedroom 2:	16X10	L2
Bedroom 3:	16X10	L2
Bedroom 4:	14X10	L2
Bedroom 5:		
Ensuite Bath:	5 PCE	L1
Bathroom 2:	2 PCE	L1
Bathroom 3:	6 PCE	L2
Den/Office:	13X10	L2
Laundry:	10X9	L1
Nook:		
Workshop:		
Study:	13X10	L1
Foyer:	7X 6	L1

Deck:
Patio:
Porch:

Layout

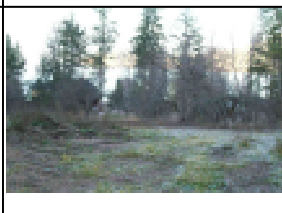
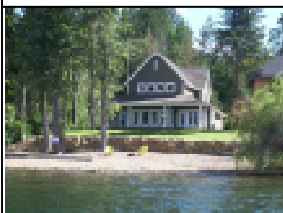
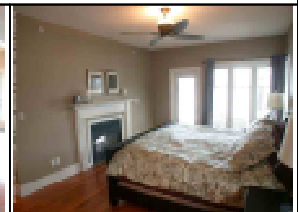
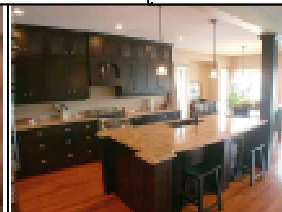
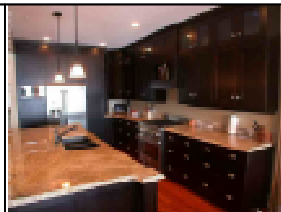
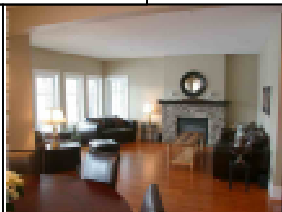
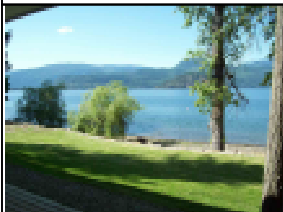
Beds: 5
Full Baths: 2
Half Baths: 1
Total Baths: 3
Ensuite Bathrooms: 5-PCE
Styles / Storey: Two storey
Basement: Yes
Basement Desc: Crawl
Bsmt Development: Unfinished
Basement Features:

Features

Fireplaces: 1
Fireplace Fuel: Gas
Construction: Frame-Wood
Exterior Features: Deck(s)
Roof: Asphalt/Fiberglass
Shingle
Foundation: Concrete
Suites: No
Suites Desc:
Exterior Finish: Other Ext. Fin. (See Remarks), Stone
Interior Features: Drywall, Fireplace, Fire Sprinkler System, Smoke Detectors, Vacuum Built In
Flooring: Ceramic Tile, Hardwood, Partial Carpet
Equip/Appl Incl: Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Gas, Washer, Window Coverings
Fuel: Natural Gas
Heating/Cooling: Hot Water
Water Supply: Municipal
Sewage Disposal: Septic Installed
Items Not Included:
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: Blind Bay the hidden gem of the Shuswap. Incredible value for this residential waterfront home/ acreage package on Shuswap Lake. Near new 5 bedroom executive home right on the water with 73" of frontage and 2.25 acres of future use/development potential land across Blind Bay Rd. Rare combination of level abundant parking and gently sloping beach. Priced well below appraised, assessment and replacement value to facilitate a sale this season. Seller may consider trades to homes of lesser value. More photos, google maps, ariel images, maps, plot plan, survey certificate, virtual tours at www.vernonrealestate.com