

For more information or to view this listing please call or email

Defeo & Associates

250-260-4711 www.vernonrealestate.com

Listing

Price: **\$989,000.**

List Date: 04/20/2009
Status: Active

Finance

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

Tax

Legal Description: SL: 50, DL: 1310, S: 15,
Twp: 9, ODYD, SP: K512
PID Number: 002-119-692
Native Reserve: No
LR Ownership: No
Taxes: \$4,865.78
Tax Year: 2008

Strata Info

Strata Fees: \$170.
Maint Fee Incl: Caretaker,
Landscaping, Management, Recreational
Facilities, Trash Removal
Gated Community: No
Complex: Summer Tree
Units in Bldg: 1
Units in Project: 50
Storeys in Unit: 2
Pets Allowed: With Restrictions
Rentals Allowed: No
Age Restrictions: No
Age:
Amenities: Bar-B-Que Allowed,
Club Hse / Rec Ctr, Pool (Outdoor), Private
Entry, Secure Parking

Description

Residential Type: Strata
Type of Dwelling: Townhouse - Detached
Year Built: 1950
Desc. of Year Built: Approximate
Lakeshore: Yes

Listing Number: 9213138



Address: 50 7880 Kidston Road V1B 1S2
City: Coldstream
Division: North Okanagan - Sub-Area:CS - Mun of
Coldstream
Detailed Location:Summertree on the Lake, Detached

Room Dimensions and Level

Living Room:	21 x 16	L1
Dining Room:	15 x 11	L1
Kitchen:	19 x 9	L1
Family Room:	18 x 15	L2
Master Bed:	14 x 13	L1
Bedroom 2:	17 x 9	L2
Bedroom 3:		
Bedroom 4:		
Ensuite Bath:	4 Pce	L1
Bathroom 2:	2 Pce	L1
Bathroom 3:	4 Pce	L2
Den/Office:	12 x 12	L1
Laundry:	9 x 8	L1
Storage:	9 x 8	L1
Deck:	18 x 6	L2
Patio:		

Finished Floor Area

Main: 1820
Above Main: 694
Basement:
Total: 2514

Layout

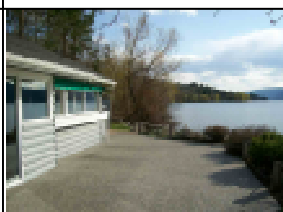
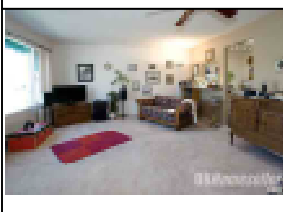
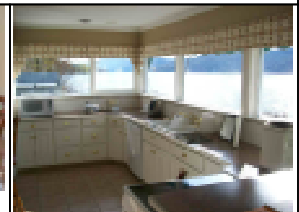
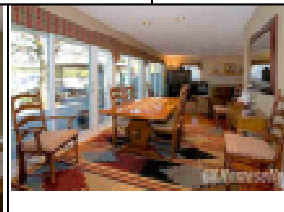
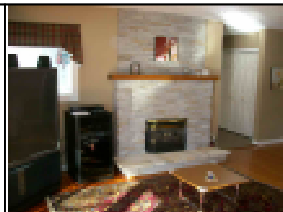
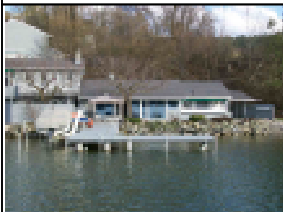
Beds: 3
Full Baths: 3
Half Baths: 0
Total Baths: 3
Ensuite Bathrooms: 3-PCE
Styles / Storeys: Two storey
Basement: No
Basement Desc: Crawl
Bsmt Development:
Basement Features:

Features

Fireplaces: 1
Fireplace Fuel: Gas
Construction: Frame-Wood
Exterior Features: Deck(s), Fenced Yard,
Patio(s), Private Yard, Storage Shed
Roof: Asphalt/Fiberglass
Shingle
Foundation: Concrete
Exterior Finish: Wood Siding
Interior Features: Fireplace, Skylights
Flooring: Ceramic Tile,
Hardwood, Laminate, Linoleum, Partial
Carpet
Equip/Appl Incl: Dishwasher
Fuel: Natural Gas
Heating/Cooling: Central Air, Forced Air
Water Supply: Municipal
Sewage Disposal: Sewer Connected
ItemsNotIncluded:

Parking

Garage: Yes
Garage Desc: Attached, Workshop
Covered: 2
Uncovered: 2
Addit Available: No
RV Parking: No



Remarks for Internet: Absolute best value on Kal Lake. You can not live much closer to Kal Lake and you certainly will not find better value. Fully detached home at the waters edge in "Summertree on the Lake" Approx 2500 ft of nicely renovated year round or seasonal living. Fabulous lakeside patio area, private dock, boat lift and lots more. 2nd kitchen and a great property for 2 families. Also common recreation center with clubhouse, seasonal outdoor pool and year round hot tub. Great vacation or year round living. More information, photos, virtual tours, ariel images, and google maps at www.vernonrealestate.com.