

For more information or to view please call or email

Defeo & Associates

250-260-4711 www.vernonrealstate.com

Listing

Price: \$349,000.
List Date: 07/29/2009
Status: Active

Finance

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

Tax

Legal Description: Lot 14, Section 2, Twp 8, ODYD, Plan 26325,
PID Number: 005-143-551
Native Reserve: No
Realtor Ownership: No
Taxes: \$2,231.23
Tax Year: 2008

Lot Info

Lot Size: 63.0000 x 128.0000
Irregular: No
Acres: 0.1800
Lakeshore: No
Water Frontage: 0.0000
Site Influence: Cul-De-Sac, Lake View,
Landscaped, Park Nearby, Private Setting,
Quiet Area, Schools Nearby, Valley View

Description

Residential Type: Single Family
Residential
Type of Dwelling: Single Family
Year Built: 1976
Desc. of Year Built: Approximate

Finished Floor Area

Main: 984
Above Main: 550
Below Main:
Basement: 612
Total: 2146

Listing Number: 9219764



Address: 3807 11th Street V1T 7W6
City: Vernon - Division:North Okanagan
Sub-Area: EH - East Hill
Detailed Location:Cul-de-sac off 39th Avenue

Room Dimensions and Level

Living Room:	19 x 11	L1
Dining Room:	10 x 9	L1
Kitchen:	10 x 8	L1
Family Room:	18 x 10	B
Master Bed:	12 x 12	L2
Bedroom 2:	16 x 10	L2
Bedroom 3:	9' x 9'	L1
Bedroom 4:		
Bedroom 5:		
Ensuite Bath:		
Bathroom 2:	4 Pce	L2
Bathroom 3:	3 Pce	L1
Den/Office:		
Laundry:		L1
Nook:	8 x 7	L1
Workshop:		
Media:	14 x 8	L1
Other:	13 x 10	B
Storage:	370 sq ft	B
Deck:	12 x 12	L2
Patio:	22 x 20	L1
Porch:		

Layout

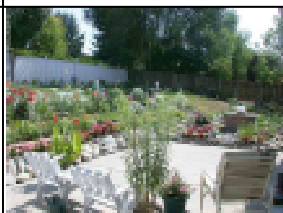
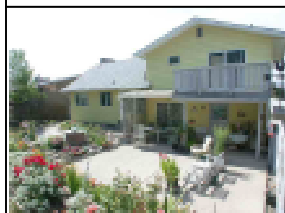
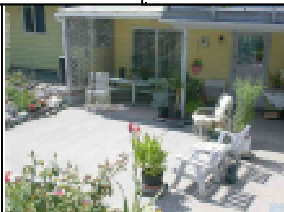
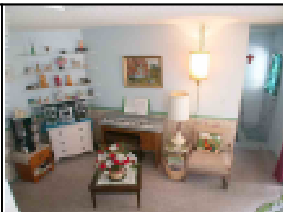
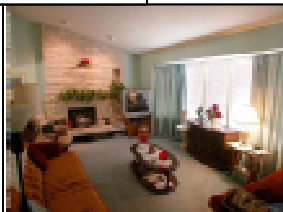
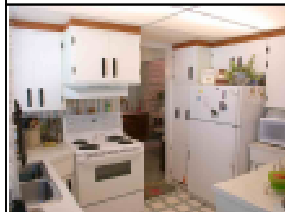
Beds: 3
Full Baths: 2
Half Baths: 0
Total Baths: 2
Ensuite Bathrooms: No Ensuite Bathrooms
Styles / Storey: Split (4 Level)
Basement: Yes
Basement Desc: Full
Bsmt Development: Partially Finished
Basement Features:

Features

Fireplaces: 1
Fireplace Fuel: Wood
Construction: Frame-Wood
Exterior Features: Fenced Yard, Garden,
One Balcony, Patio(s), Private Yard, Storage
Shed
Roof: Asphalt/Fiberglass
Shingle
Foundation: Concrete
Suites: No
Suites Desc:
Exterior Finish: Aluminum, Brick
Interior Features: Drywall, Fireplace,
Vacuum Roughed In
Flooring: Linoleum, Wall to Wall
Carpet
Equip/Appl Incl: Dishwasher, Oven Built
In, Refrigerator, Stove - Electric
Fuel: Natural Gas
Heating/Cooling: Electric Baseboard,
Forced Air
Water Supply: Municipal
Sewage Disposal: Sewer Connected
ItemsNotIncluded:
Bed and Breakfast: No

Parking

Garage: Yes
Garage Desc: Attached
Carport:
Covered Spaces: 1
Uncovered Spaces: 2
Shop: No
Addit Available: Yes
RV Parking: Yes



Remarks for Internet: Second time reduced, now \$5,000 below assessed value for immediate sale. Owner moving out of area and needs this superb location E. Hill home SOLD. Great lake & valley view in quiet CDS with childrens playground close by. The home is a 4 level split with 3 or 4 bedrooms, an angel rock fire place, high sloped living room ceiling, newer roof and various other updates plus a fenced back yard with waterscape & large back patio. A must to see. Check and compare.