

#464 155 Silver Lode Lane, Silver Star, V1B 3M1

MLS® #: **9222565**

Status: **Active**

PID: **023-983-361**

Price: **\$169,900**

Orig Price: **\$239,500**

Zone: **North Okanagan**

Sub-Area: **SS - Silver Star**

ADOM: **716**



General Information

Prop Type: **Strata**

Type Dwell: **Apartment**

Style/Story: **One Storey**

Year Built: **1997**

Yr Blt Dsc: **Approximate**

Grg Opt:

Grg Dsc: **Underground**

Carpport:

Shop: **No**

Layout

Beds: **1**

Full Baths: **1**

Half Baths: **0**

Ttl Baths: **1**

Finished Floor Area

Main: **606**

Above Main:

Below Main:

Basement:

Total: **606**

Lot Information

Frontage: **273.12**

Depth: **170.60**

Irregular: **Yes**

Acres: **0.86**

Wtr Infl:

View: **Mountain View**

Parking

Prk Cov: **30**

Prk Uncov:

Add Prk: **Yes**

RV Park: **No**

Listing Information

List Date: **09/21/2009**

Hold Date:

Cncl Type:

Last Mod: **09/07/2011**

Exp Date:

Act Date: **09/21/2009**

Cncl Date:

Sbj Rmv:

Permit Pub: **Yes**

P MLS.CA: **Yes**

Incl MLS.CA: **Yes**

Incl Address: **Yes**

X List F#:

X List C#:

Link List#:

Intr MLS#:

TC Length:

Features

Rentals: **Yes**

B&B:

No

Pets:

No

Fireplace: **1, Gas, Conventional**

Bsmt:

Construct: **Frame - Wood**

Roof: **Torch on Roof**

Foundation: **Concrete**

Suites Dsc:

Exterior Fin: **Stone, Wood Siding**

Heat/Cool: **Electric Baseboards**

Water: **Private Utility**

Fuel:

Mixed

Pool Type:

Sewage: **Sewer**

Wood Stove: **No**

Equip/Appl: **Dishwasher, Microwave Oven, Refrigerator, Stove - Electric, Window Coverings**

Flooring: **Carpeting/Wall-to-Wall, Tile**

Structures: **Shed**

Exterior Feat: **One Balcony, Hot Tub**

Site Infl: **Family Oriented, Recreational, Ski Area Nearby**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room		11X11	Kitchen		13X11	Master Bedroom		9X8
Bathroom - Full								

Title

Title Held: **Freehold**

Terms Sale:

Court Sale: **No**

Fract Int:

Assign Cont: **No**

Poss:

Cont Dsc:

Trades: **Bring us a proposal**

Title Form: **Strata**

Legal/Tax

Native Res: **No**

Survey: **No**

Levies: **No Levies**

Zn Type: **Commercial Reta**

LR Owner: **No**

Spc Imprv: **No**

Stat Tax: **Assessed**

Zn SType: **Commercial**

Sell Disclse: **No Disclosures**

Fin Stmnts:

Taxes: **\$1,076.62**

Zone Code: **VC**

Occupied By: **Other**

Imprv: **\$66,300**

Tax Yr: **2011**

Re-Zone:

Non-Fin Enc: **Multiple**

Lnd Asmnt: **\$126,000**

Ttl Asmnt: **\$192,300**

Seller Nm: **Curran, Terrence & Louise**

Phone:

Tenant Nm:

Ten.Phone:

Legal Dsc: **Strata Lot 65, District Lot 1355, ODYD, Strata Plan KAS1984**

Strata

Complex: **Silver Creek**

Laundry: **Shared**

Units in Prj: **69**

Gated: **No**

Approv: **No**

By Laws Av: **No**

Units in Bld: **69**

Age Restr: **No**

Stalls:

Rent Allow: **Yes**

Stry in Bld: **3**

Strata Fees: **\$413.00**

Type: **LCP - Limited Common Property**

Stry in Unt: **1**

Strge Locker: **Yes**

Strge Lock #:

Fee Incl: Contingency Reserve, Heat, Insurance, Landscaping, Light, Maintenance Cable TV, Maintenance Hot Water, Management, Recreational Facilities, Road Maintenance, Sewer, Snow Removal, Trash Removal, Water

Amenities: Cable TV, Common Entry, Elevator, Exercise Room, Secure Parking, Secured Entry, Storage Area

Office Information

List Brk: RE/MAX Vernon Phone: 250-549-4161
List Rep: Don Defeo* Phone: 250-260-4711
Personal Real Estate Corporation

Comm: 3.5% on the 1st \$100,000 & 1.75% on the balance of

Remarks

Dtl Loc: Silver Star, Silvercreek building. 4th floor, Front side with views,
Pub Rmks: Silver Creek at Silver Star. Desirable top floor 1 bedroom "deluxe" unit on the front side with great views. Private bedroom, sleeps 6, fully furnished. Live in year round, lock and leave or rental mgmt. HST has been paid. Enjoy this season

Rep Rmks: The Silver Star unit your clients have been waiting for. Desirable 4th floor, frontside "deluxe" unit in the Silver Creek. Private bedroom, tall ceilings, great views, fully furnished. Great value as GST/HST has already been Paid. Live all year round, lock and leave, or rental management. This home is currency vacant with no commitments for the 2011 / 2012 ski season so your client can enjoy vacant possession or opt into the rental program. Bylaws and the management agreement in the doc pages.

Int Rmks: Super desirable 4th floor "deluxe" unit at the Silvercreek at Silver Star Mountain Resort. Front-side unit with great views of village and mountains. Tall ceilings, private bedroom, sleep 6 configuration, fully furnished and ready to go. You can live in this unit all year round, lock and leave it, or utilize the optional professional rental management when not using it yourself. GST / HST has been paid on this home so it is excellent value and the best priced "deluxe" unit in the building. Currently available for personal use for the entire 2011/ 2012 or you can opt in for the rental management for this season. Strata fees covers virtually everything including gas, hydro, heat, light, building insurance, sewer, water, garbage, contingency reserve, UG parking, Gym, Hot Tub and more. More photos, floorplans, virtual tours, common amenities, and information at vernonrealestate.com. Call for an informed viewing.

Addt Photos: http://www.vernonrealestate.com/okanagan-real-estate/9222565/

Show Inst: Call Realtor, Lock Box

A Shw Inst: Currently vacant for the summer but if not sold by the startof th ski season it willbe rented monthly with a provision for quick possession. This home has a lock box or the "ving key" if you are showing other units.

